

FOR SALE

Office Building



\$4,200,000 (\$79.89/S.F.) | 52,573 SQUARE FEET

**907-929 Fee Fee Road
Maryland Heights, MO 63043**

- 95% Occupancy
- Proximity to Westport Amenities
- Central Maryland Heights Location with Convenient Access to MO-364/Page Ave., I-270, and I-70



For more information on this property, please contact:
James Van Iseghem III | (314) 647-6611 | Jimmy@ManorRealEstate.com
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

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- New TPO Roof in 2015
- 90% of A/C Units are <3 Years Old
- 3.83 Acre Site
- Diverse Tenant Mix
- Build Out is Approx. 85/15% Office/Warehouse Overall
- Zoned M-1 (Office, Service, & Light Manufacturing)
- Abundant Parking (3.06/1,000 S.F.)
- 7 Drive-In Doors, 5 Individual Dock Doors, and a Shared Loading Dock Platform Accessible from 6 Suites



****Contact Broker for full Offering Memorandum****

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