

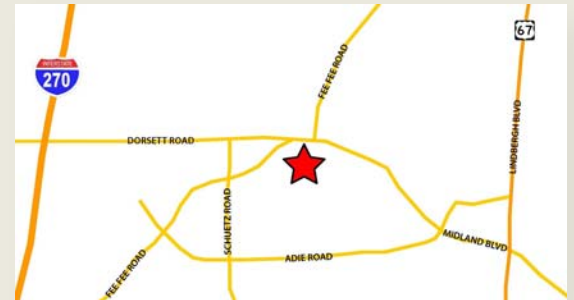
25,000 SF OFFICE / WAREHOUSE FOR SALE OR LEASE

422 INDUSTRIAL DRIVE | MARYLAND HEIGHTS, MO 63043



SALE PRICE: \$875,000.00 | LEASE RATE: \$4.25 PSF NNN

- ▶ **25,000 Square Feet**
- ▶ Approximately 25% office
- ▶ 2 docks (10'x10') and 1 drive-in (10'x12')
- ▶ 12'-14' warehouse clear ceiling height
- ▶ Restrooms and break rooms in both the office and warehouse
- ▶ LED lighting throughout
- ▶ 26 parking spaces
- ▶ New office roof in 2019; New warehouse roof in 2012
- ▶ Great Maryland Heights location near the intersection of Dorsett Road and Fee Fee Road with access to I-270 and Lindbergh Blvd



For additional information, please contact:

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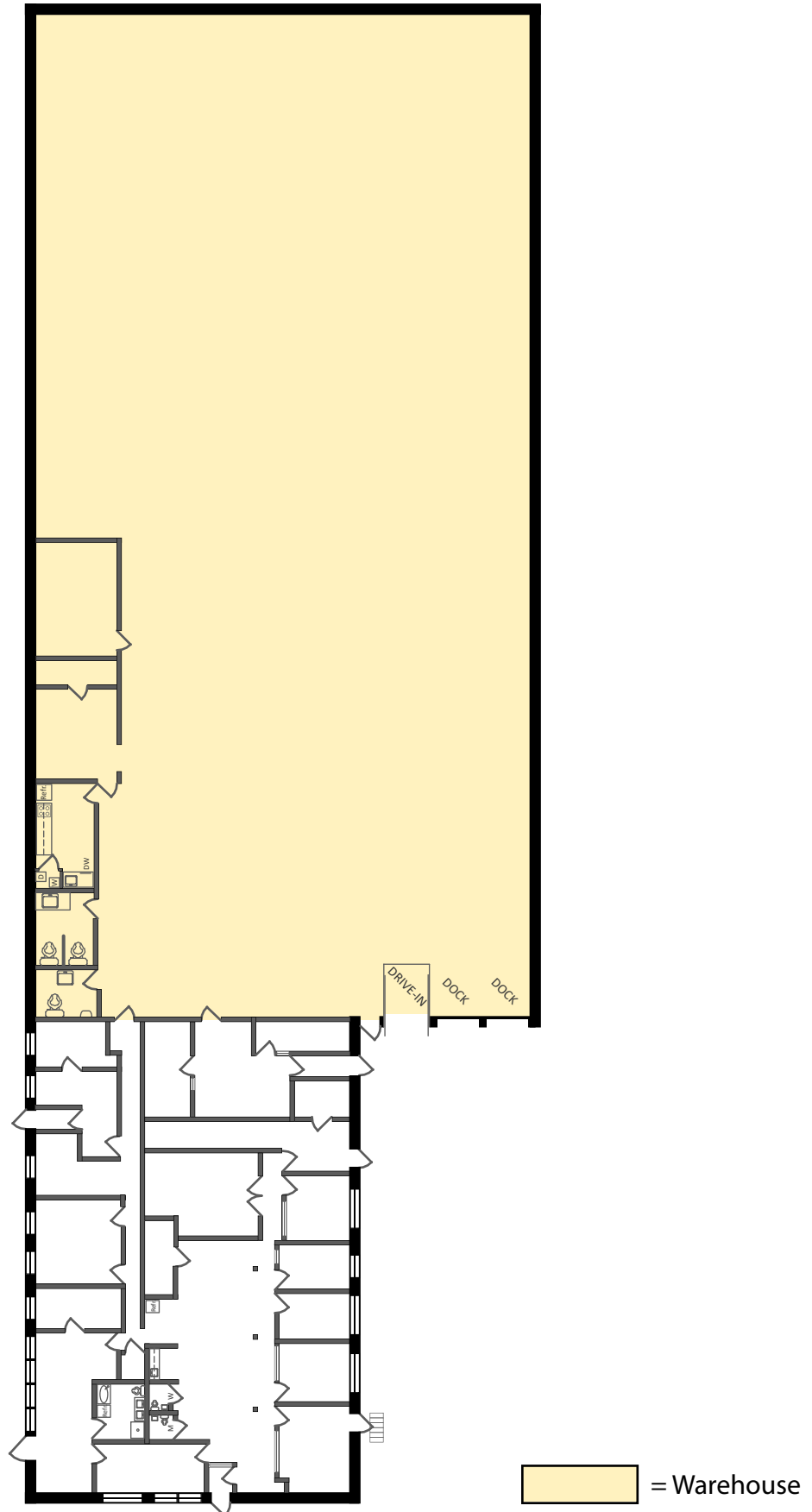
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