

821 WESTWOOD INDUSTRIAL PARK DR.

WELDON SPRING,
MO 63304



WAREHOUSE FOR SALE

50,621 SF

PROPERTY HIGHLIGHTS

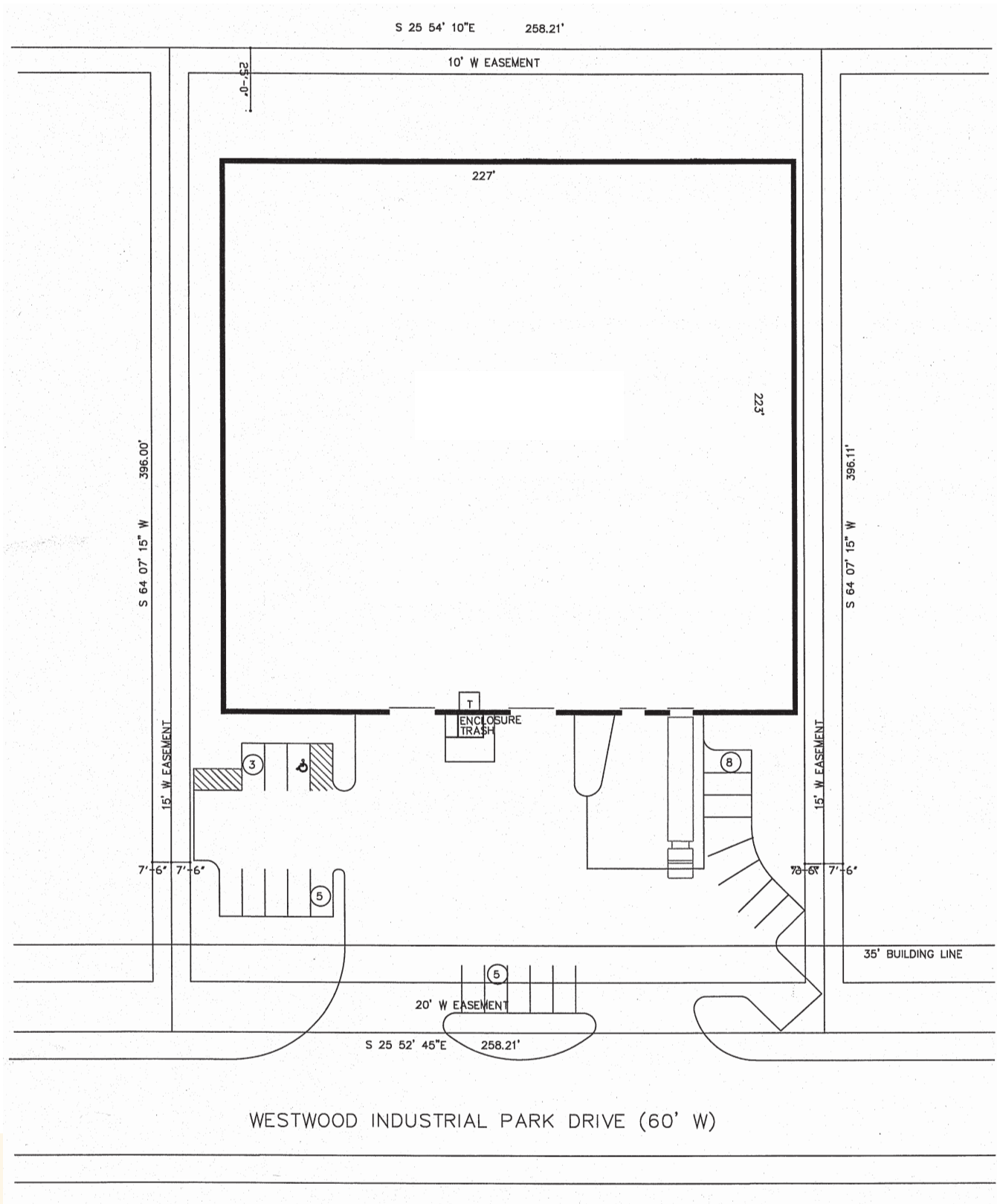
- 50,621 SF - VACANT
- 2.35 Acres
- 100% Warehouse
- Glass front entrance and utilities roughed in for future office buildout
- 24' Clear Height
- 50' x 50' Column Spacing (70' x 50' loading bays)
- 600 Amp 277/480 volt 4 wire service
- 2 Loading Docks
- 2 Oversized Drive-In Doors (18' wide x 16' tall)
- 25 striped parking spaces (additional street parking)
- Built in 2008
- New TPO Roof in 2016 (20 year warranty)
- Easy access to I-40/64, Hwy 94, and Hwy 364 (Page Extension)
- Zoning: LI - Light Industrial
- Outdoor Storage Permitted
- **Price: \$4,995,000 (\$98.67/SF)**



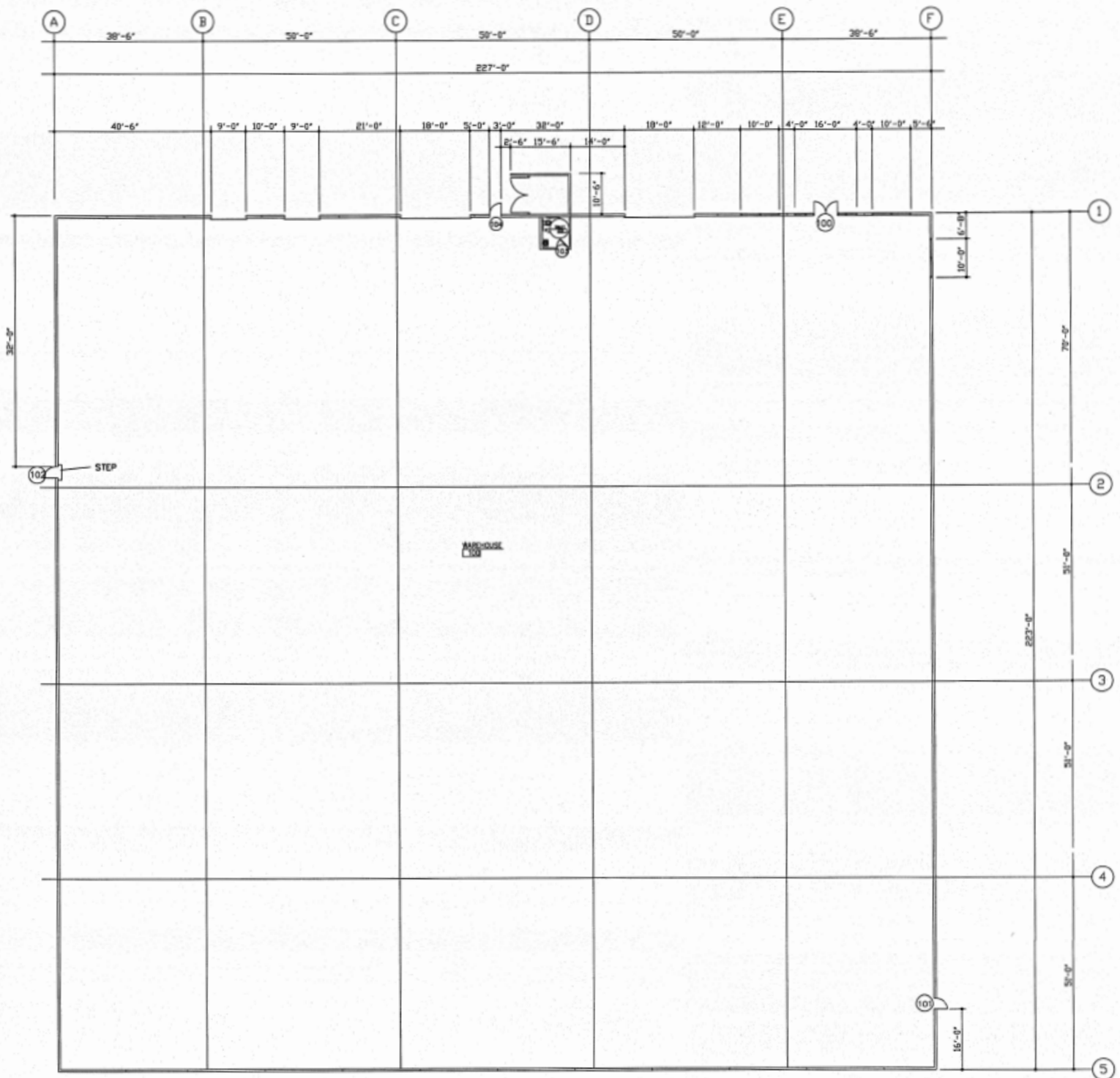
PROPERTY OUTLINE



FLOOR PLAN



FLOOR PLAN



AERIAL MAP

WELDON SPRING LOCATION

Weldon Spring, Missouri



821 WESTWOOD INDUSTRIAL PARK DR.



CONTACT

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