

821 & 830



WESTWOOD INDUSTRIAL PARK DR.

WELDON SPRING,
MO 63304



830 Westwood Industrial Park Drive - 56,336 SF



821 Westwood Industrial Park Drive - 50,621 SF

TWO BUILDINGS FOR SALE

106,957 SF
TOTAL

PROPERTY HIGHLIGHTS

821 Westwood Industrial Park Drive

- 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

830 Westwood Industrial Park Drive

- 56,336 SF - VACANT
- 2.59 Acres
- 47,034 SF Warehouse
- 9,302 SF Office Space (5,069 SF on 1st Floor / 4,233 SF on 2nd Floor)
- 24' Clear Height
- 50' x 50' Column Spacing (54' x 50' loading bays)
- 400 Amp 277/480 volt 4 wire service
- 2 Loading Docks
- 2 Oversized Drive-In Doors (18' wide x 16' tall)
- 31 striped parking spaces (additional street parking)
- Built in 1999
- 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)

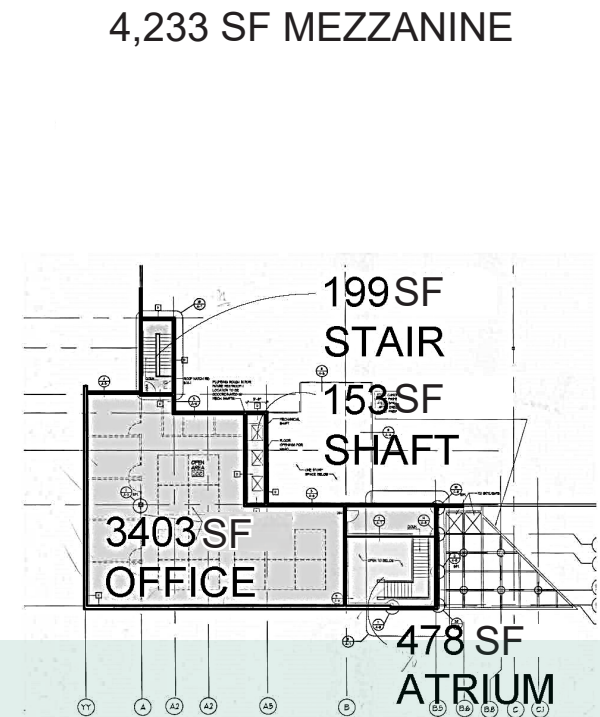
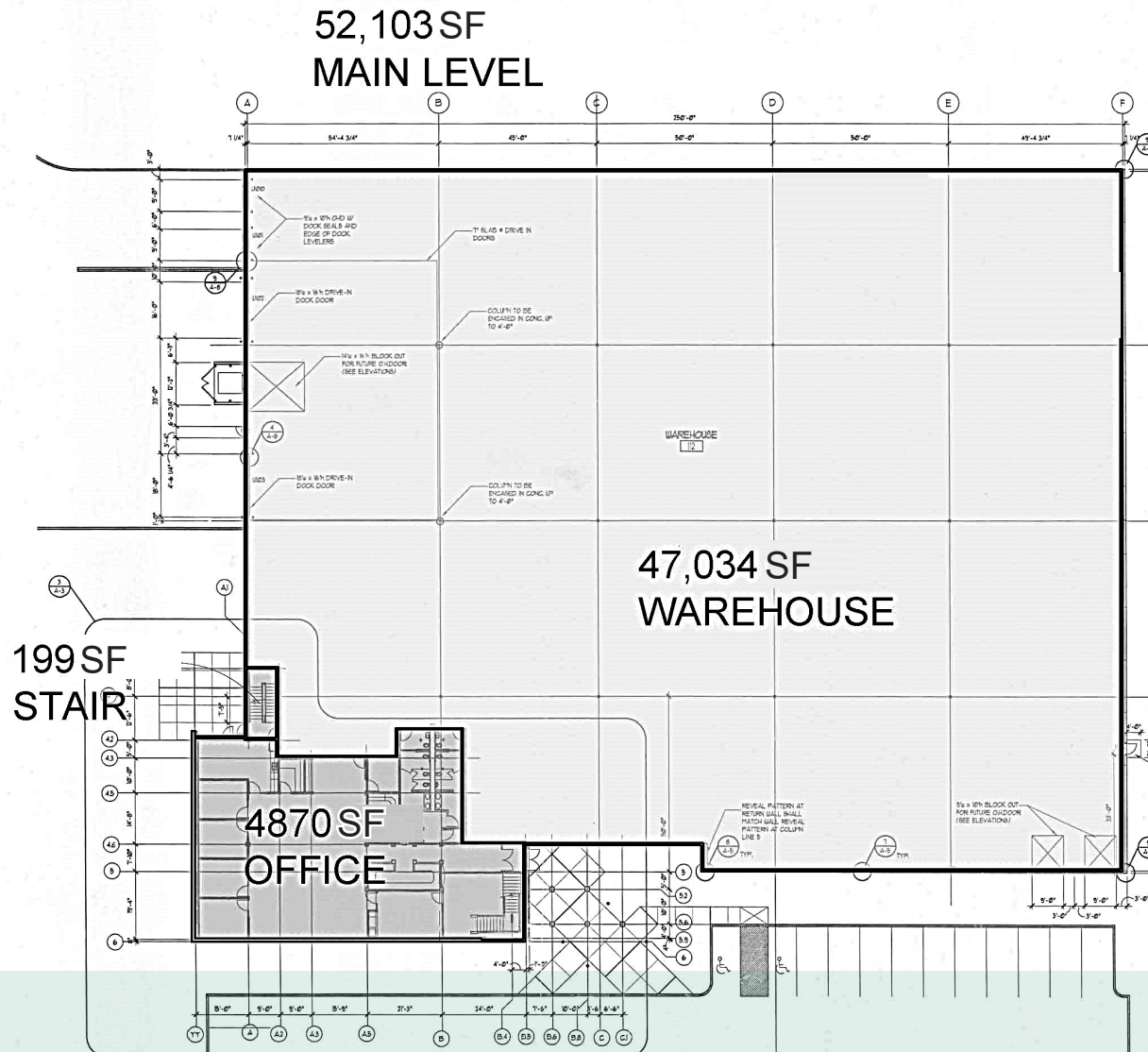
Price: \$6,495,000 (\$115.29/SF)

SOLD TOGETHER OR SEPARATE!

PROPERTY OUTLINE

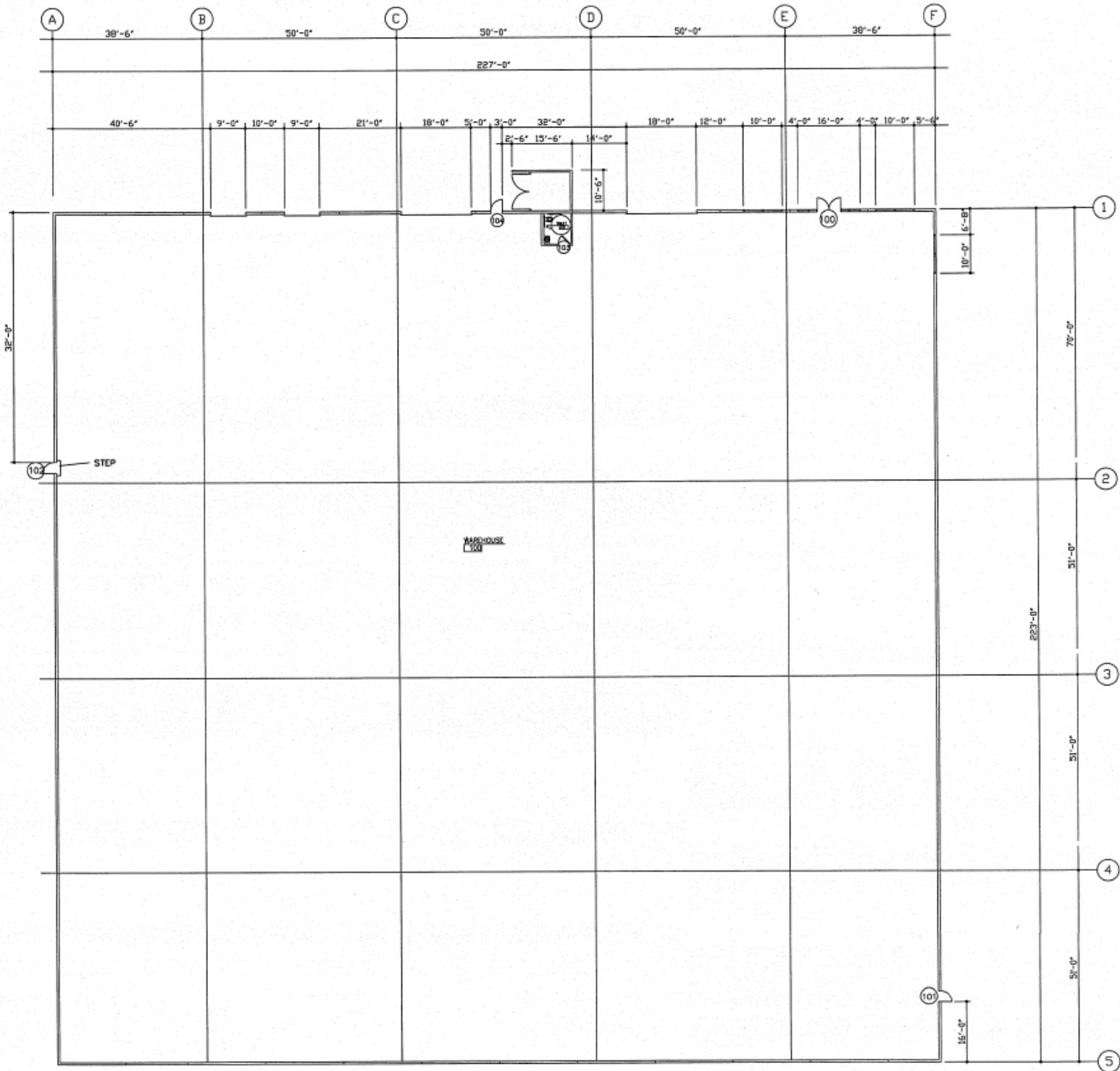


830 WESTWOOD INDUSTRIAL PARK DR.



FLOOR PLAN

821 WESTWOOD INDUSTRIAL PARK DR.



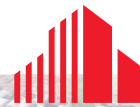
AERIAL MAP

WELDON SPRING LOCATION

Weldon Spring, Missouri



821 & 830



**CUSHMAN &
WAKEFIELD**

WESTWOOD INDUSTRIAL PARK DR.



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