

830 WESTWOOD INDUSTRIAL PARK DR.

PRICE REDUCTION!

WELDON SPRING,
MO 63304



OFFICE/WAREHOUSE FOR SALE

56,336 SF

PROPERTY HIGHLIGHTS

- 56,336 SF - VACANT
- 2.59 Acres
- 9,302 SF Office Space (5,069 SF on 1st Floor / 4,233 SF on 2nd Floor)
- 47,034 SF Warehouse
- 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: ~~\$6,495,000 (\$115.29/SF)~~ \$6,225,128 (\$110.50/SF)**

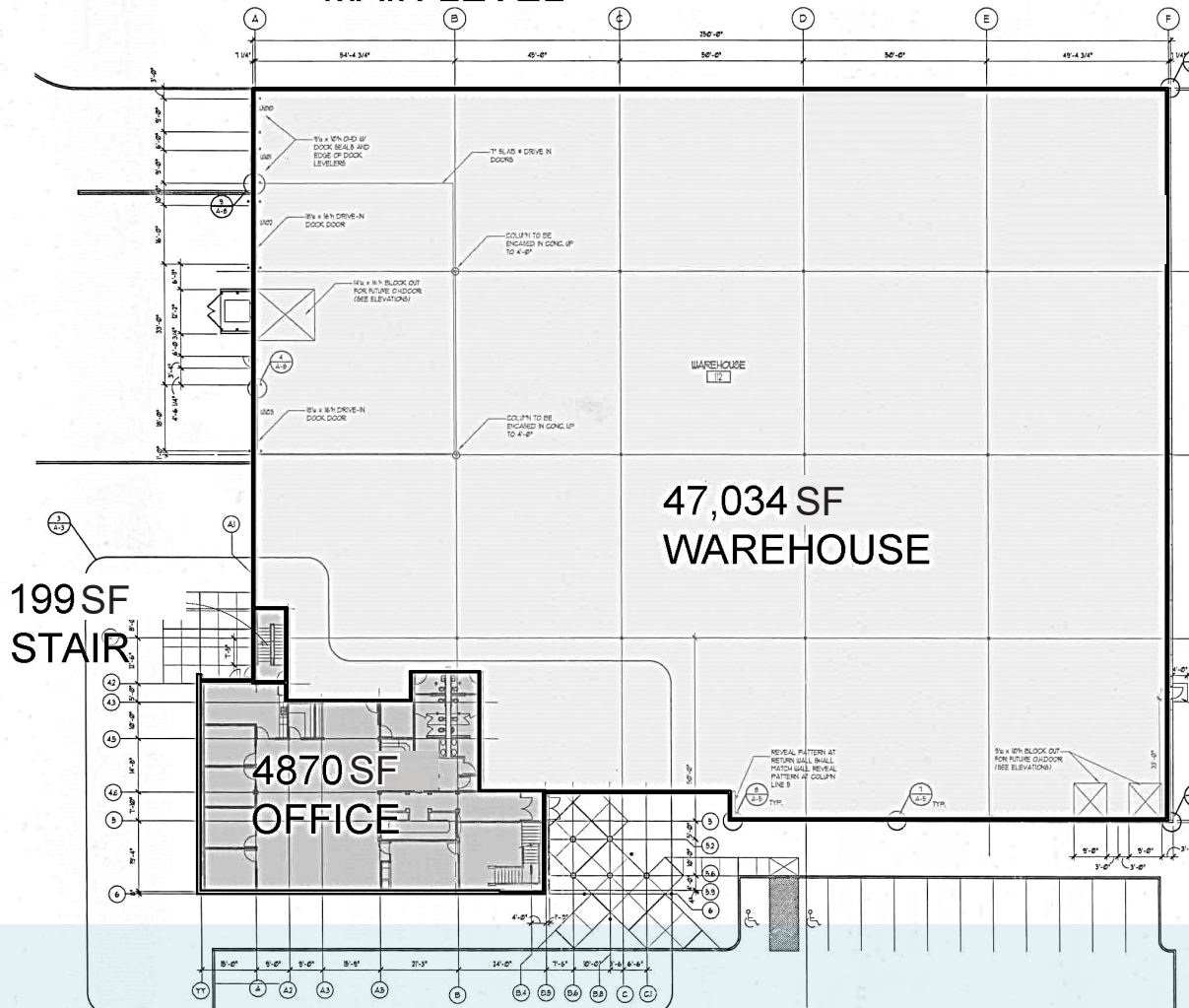


PROPERTY OUTLINE

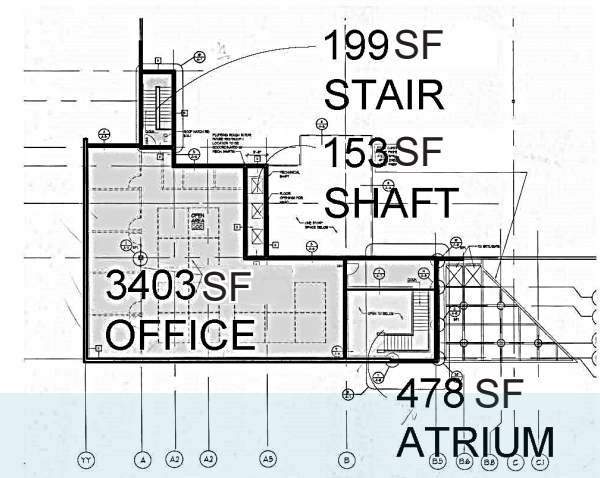


FLOOR PLAN

52,103 SF
MAIN LEVEL



4,233 SF MEZZANINE



WESTWOOD INDUSTRIAL (50'w) COURT



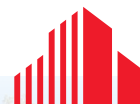
AERIAL MAP

WELDON SPRING LOCATION

Weldon Spring, Missouri



830



**CUSHMAN &
WAKEFIELD**

WESTWOOD INDUSTRIAL PARK DR.



CONTACT

KEITH ZIERCHER

Director

+1 314 746 0384

keith.ziercher@cushwake.com

TRIPP HARDIN

Executive Director

+1 314 801 9603

tripp.hardin@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.