



OFFICE / WAREHOUSE FOR SALE
**830 WESTWOOD
INDUSTRIAL PARK DRIVE**

Weldon Spring, MO 63304

56,336 SF

~~\$6,495,000 (\$115.29/SF)~~

REDUCED PRICE - \$5,757,539



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PROPERTY HIGHLIGHTS

- **Reduced Price:** ~~\$6,495,000 (\$115.29/SF)~~
\$5,757,539 (\$102.20/SF)
- 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
- 2025 Real Estate Taxes: \$56,478.00



PROPERTY OUTLINE

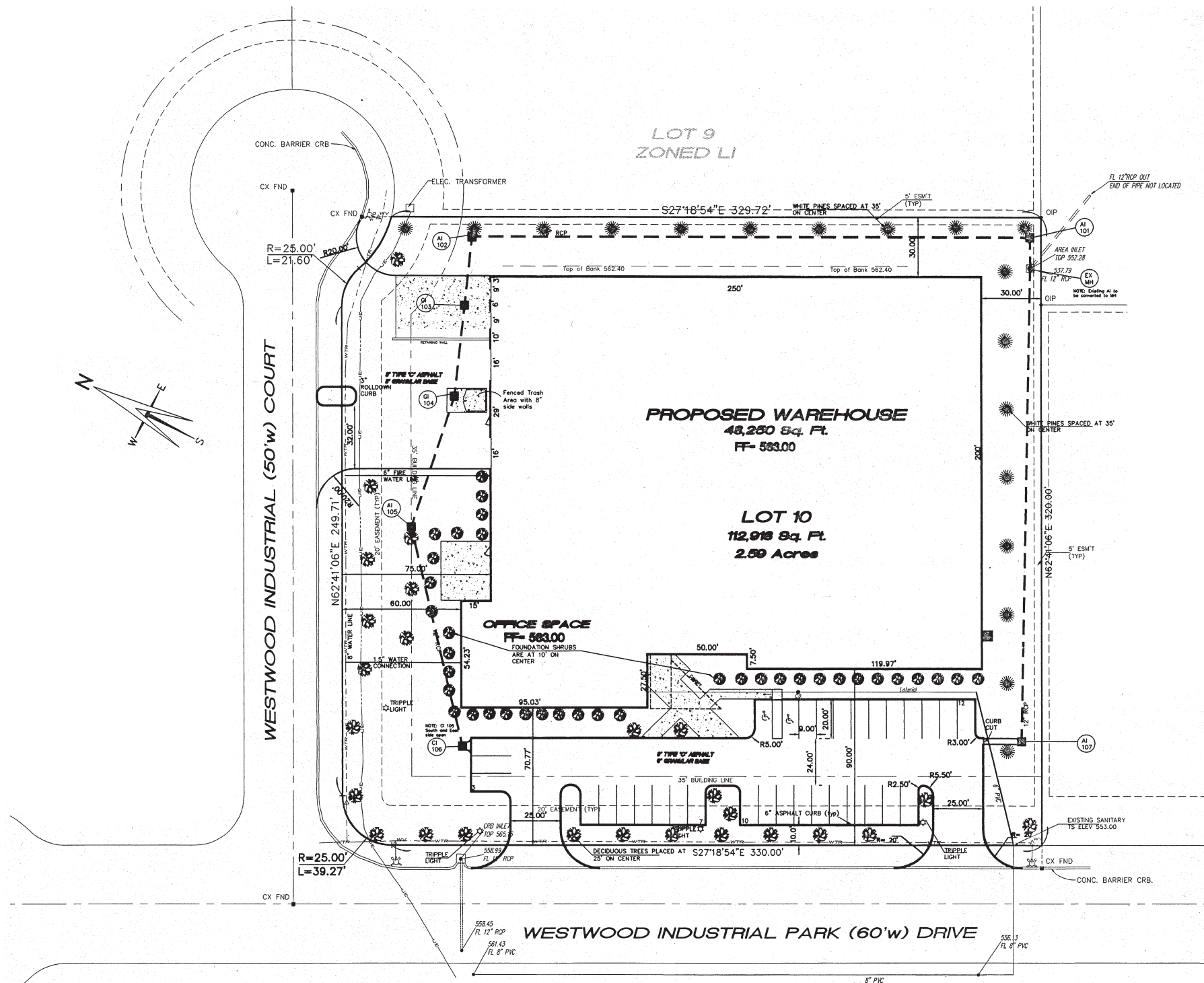


56,336 SF

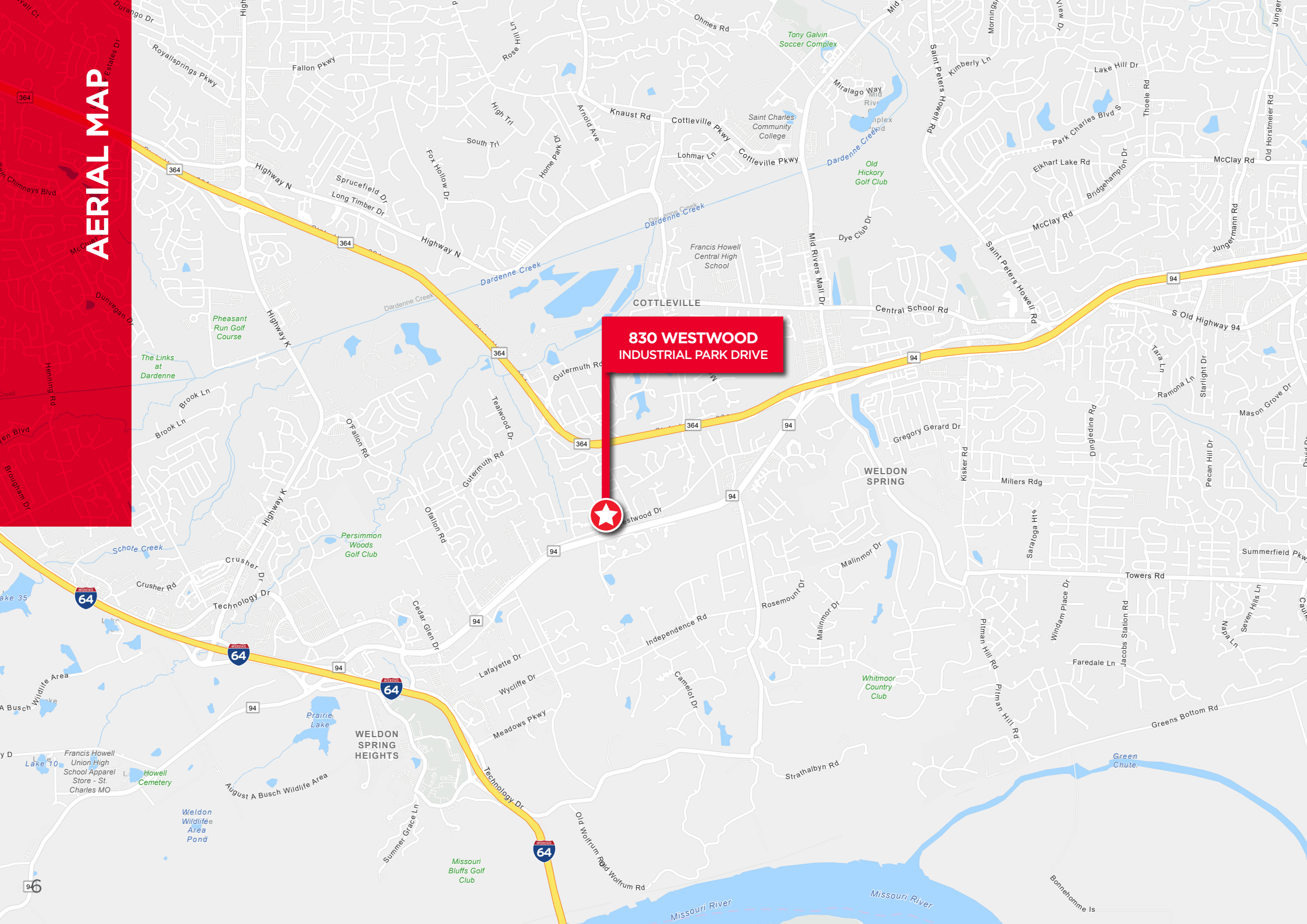
WESTWOOD INDUSTRIAL DRIVE



5



AERIAL MAP



830 WESTWOOD
INDUSTRIAL PARK DRIVE



CONTACT INFORMATION

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