

# FOR SALE

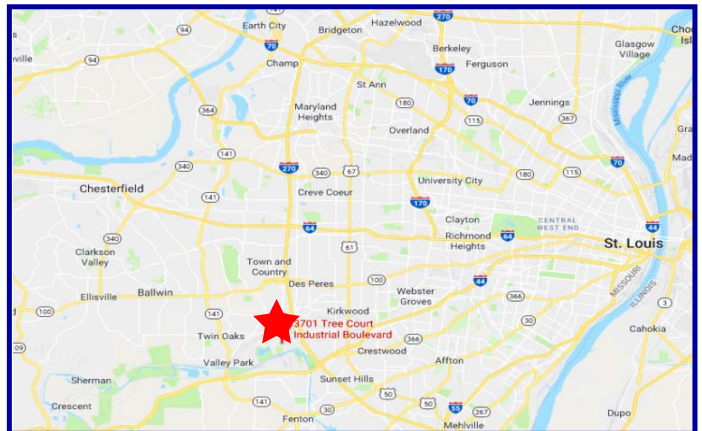


## **Property Highlights:**

- **±23,100 Sq. Ft. Office/Warehouse on 1.73 acres in Unincorporated St. Louis County**
- **±2,456 sq. ft. of office area with several offices, conference room, break area, reception area and 3 restrooms**
- **Renovated in 2017 with new flooring, new kitchenette, new drywall and insulation, and new electrical panels**
- **3-phase, 400-amp electric service**
- **16' to 18' ceilings**
- **6 docks, 1 drive-in (12' x 14'), with new dock doors in 2016**
- **2 new furnaces and new 4-ton and 2-ton roof A/C units in 2017**
- **New LED warehouse lighting in 2018**
- **New insulated windows and entry in 2016**
- **Wet sprinklered fire system**
- **2017 Real Estate Taxes: \$27,287**

**FOR SALE:  
\$999,500.00**

## **3701 Tree Court Industrial Blvd. Kirkwood, Missouri 63122**



For more information call:  
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# Johnson Group

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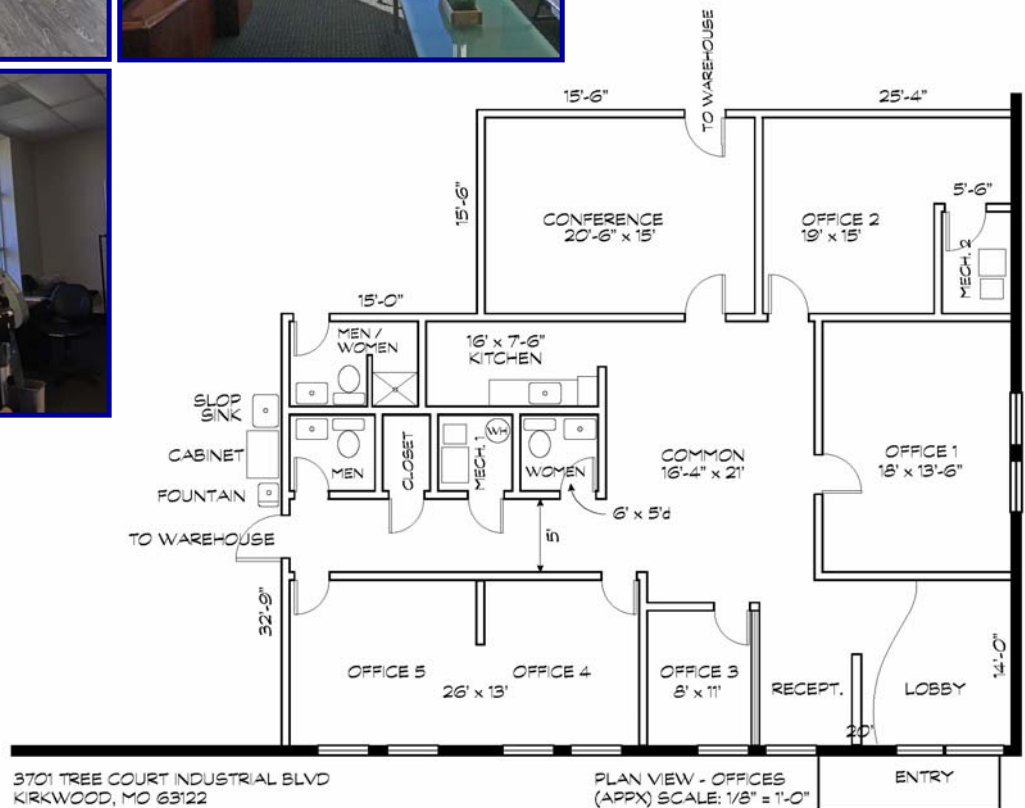
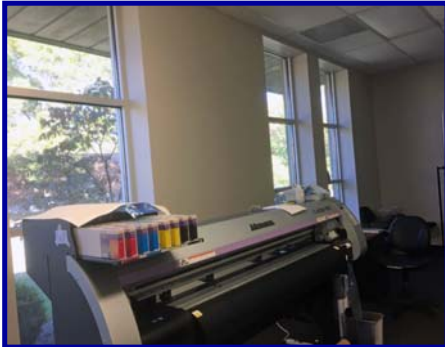
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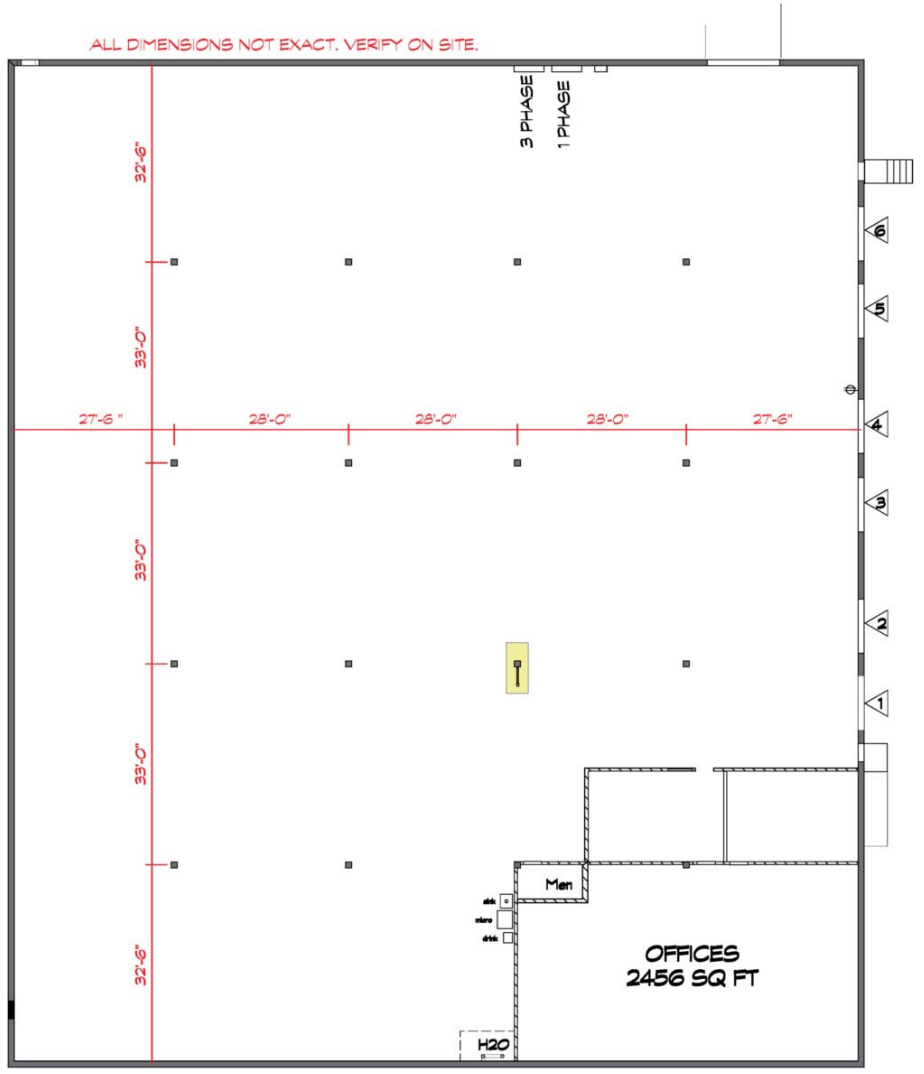
## 3701 Tree Court Industrial Boulevard - Office



3701 TREE COURT INDUSTRIAL BLVD  
KIRKWOOD, MO 63122

PLAN VIEW - OFFICES  
(APPX) SCALE: 1/8" = 1'-0"

## 3701 Tree Court Industrial Boulevard - Warehouse



Plan View  
Scale 1/16" = 1'-0"