FOR SALE

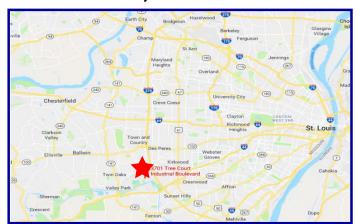


Property Highlights:

- ±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: Sheldon Johnson, SIOR, CCIM (314) 862-3000, extension 108 Mobile (314) 503-3880 shell@j-group.com

Johnson Group

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information contained herein has been obtained from the owner of the property or from other sources deemed reliable; however, Broker does not guarantee the accuracy or completeness of this information. Broke cannot guarantee the suitability of these premises for the ultimate purchaser's intended use or investment nor does Broker make any representation as to the environmental or other condition of the property and recommends that prospective purchaser investigate fully.

Johnson Group 3701 Trad

3701 Tree Court Industrial Boulevard - Office





3701 Tree Court Industrial Boulevard - Warehouse

