

# FOR SALE/LEASE

2128-2130 SCHUETZ RD  
MARYLAND HEIGHTS, MO 63146

**INTELICA** CRE  
COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

- 24,500 SF Office / Warehouse building in Westport
- Great visibility and accessibility to Page from Schuetz road
- 4,500 SF of Office Build-Out
- 2 front-loading docks
- 1 drive in
- 15' clear ceilings
- 40 parking spaces
- Room for outside storage
- Additional income from American Family Insurance
- (Do Not Disturb existing tenant)

**FOR SALE: \$1,360,000**

**FOR LEASE: \$5.50 PSF (NNN)**



**DREW CLARY**

314.744.8978

dclary@intcre.com

**DAN MERLO, CCIM**

314.270.5993

dmerlo@intcre.com



600 EMERSON, SUITE 210 • CREVE COEUR, MO 63141 • 314.270.5991 • INTELICACRE.COM

ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED TO BE RELIABLE. HOWEVER, NO REPRESENTATION IS MADE TO THE ACCURACY THEREOF.

VIEW THIS PROPERTY AND MORE AT

INTELICACRE.COM/PROPERTIES

# FOR SALE/LEASE

2128-2130 SCHUETZ RD  
MARYLAND HEIGHTS, MO 63146

**INTELICA**   
COMMERCIAL REAL ESTATE



**DREW CLARY**  
314.744.8978  
dclary@intcre.com

**DAN MERLO, CCIM**  
314.270.5993  
dmerlo@intcre.com



600 EMERSON, SUITE 210 • CREVE COEUR, MO 63141 • 314.270.5991 • [INTELICACRE.COM](http://INTELICACRE.COM)

ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED TO BE RELIABLE. HOWEVER, NO REPRESENTATION IS MADE TO THE ACCURACY THEREOF.

VIEW THIS PROPERTY AND MORE AT  
[INTELICACRE.COM/PROPERTIES](http://INTELICACRE.COM/PROPERTIES)