



FOR SALE | LEASE

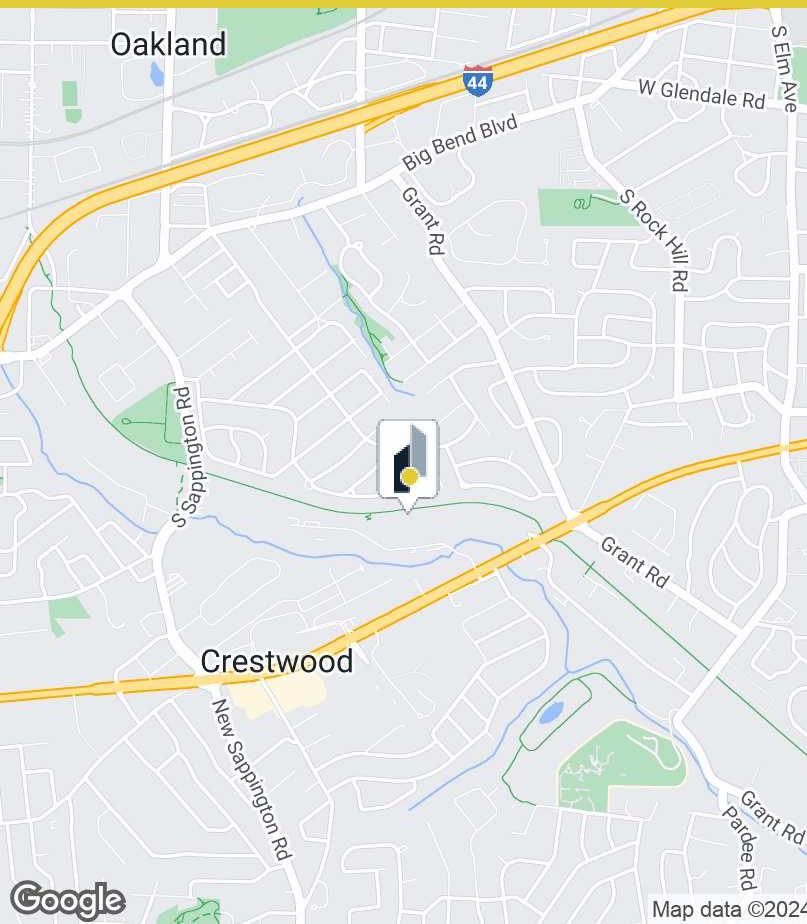
9315 Watson Industrial Park | Saint Louis, MO 63126

9315 Watson Industrial Park



FOR SALE:
Contact Broker for Pricing

FOR LEASE:
\$10.00 SF/YR NNN



Property Highlights

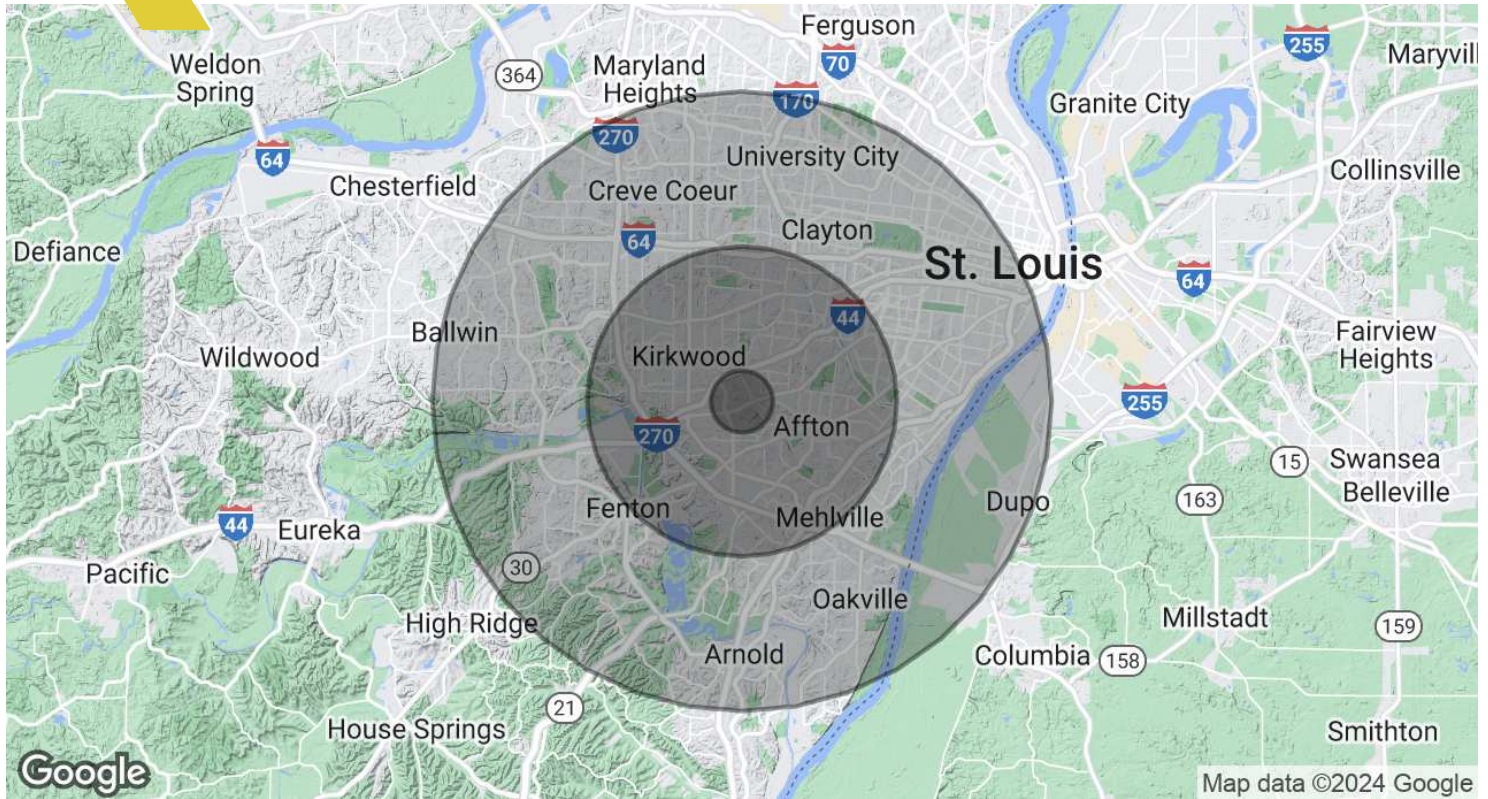
- +/-9,000 SF Warehouse
- +/-1,250 SF Office
- 13' Clear
- 6 Total Cranes (5 x 2,000lb and 1 x 4,000lb)
- 0.918 AC Overall with +/-0.5 AC of Secure Outside Storage
- 2 Docks, 1 Drive-in, 1 External Dock
- Located behind the brand new Dierbergs development in the highly desirable Crestwood submarket.

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



Demographics Map & Report

9315 Watson Industrial Park



Population	1 Mile	5 Miles	10 Miles
Total Population	10,372	223,596	835,392
Average Age	40.6	43.0	40.8
Average Age (Male)	38.9	41.1	39.1
Average Age (Female)	43.0	45.2	42.5
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,212	103,485	398,628
# of Persons per HH	2.5	2.2	2.1
Average HH Income	\$106,485	\$97,646	\$89,691
Average House Value	\$238,401	\$267,438	\$242,568

2020 American Community Survey (ACS)

Broker Contacts



Tyler Hyde

Vice President | Brokerage

(314) 744-8984

thyde@intcre.com



Gary Parker, SIOR

Founding Principal

(314) 270-5994

gparker@intcre.com