

MANUFACTURING FACILITY FOR SALE | FOR LEASE



11640 Adie Rd

Maryland Heights, MO 63043



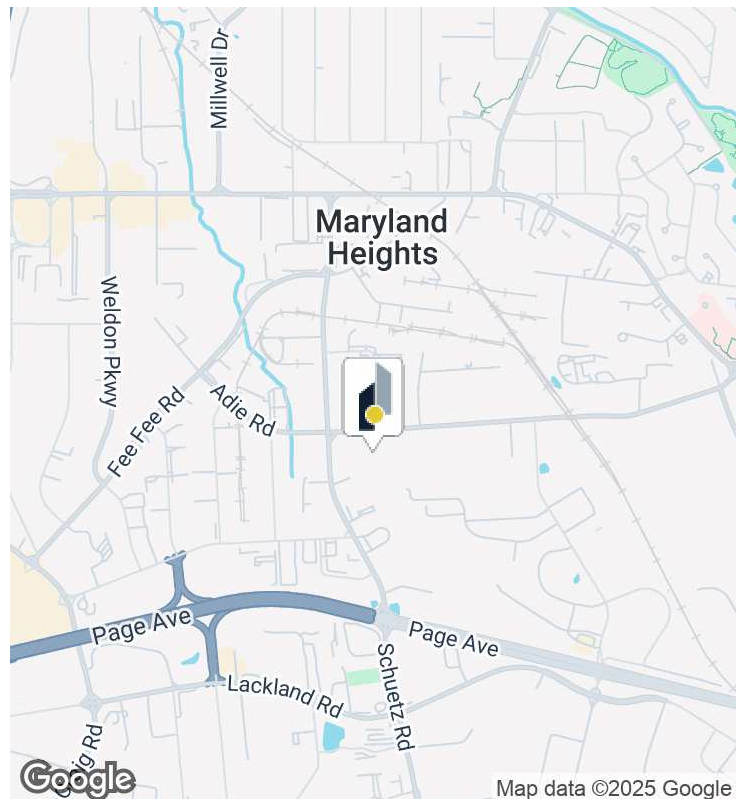
For Sale or Lease

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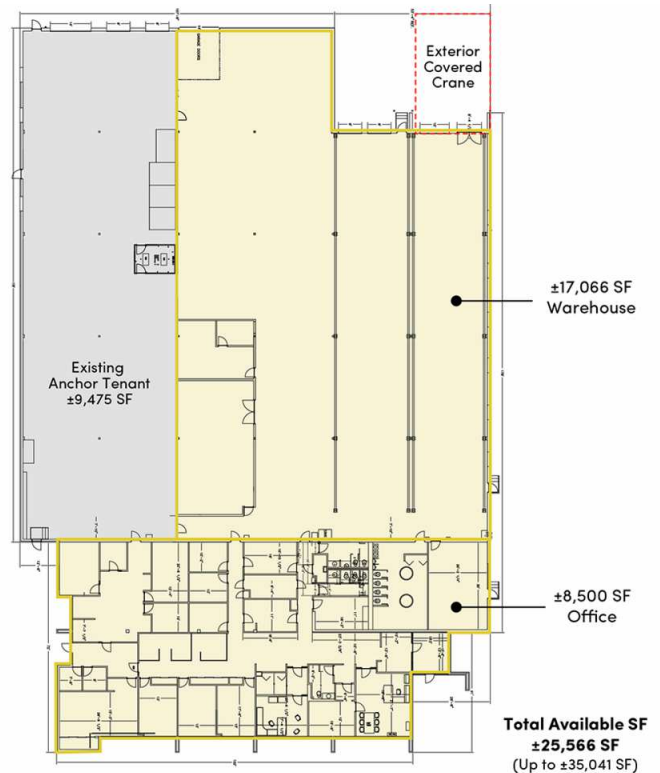
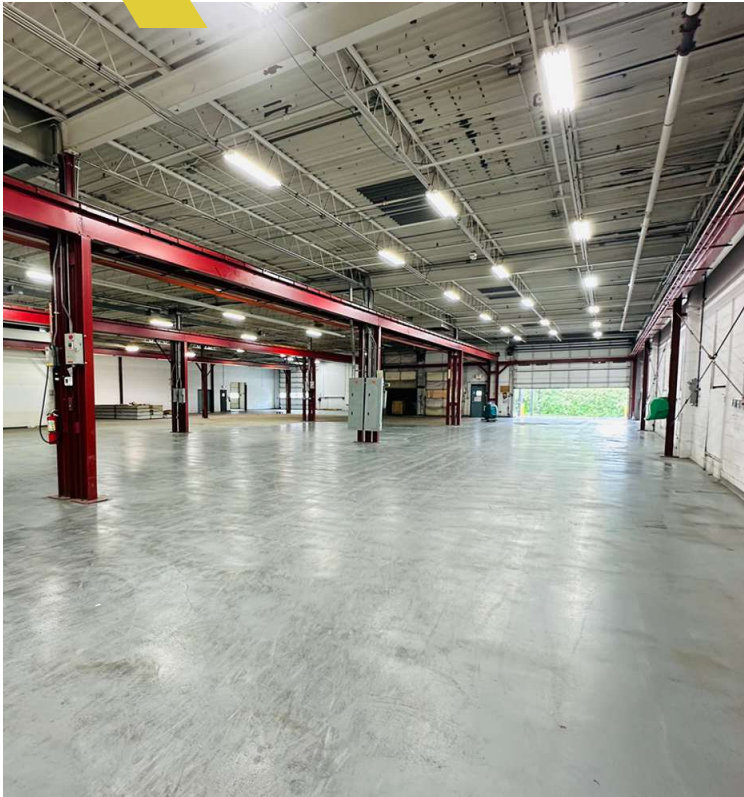
Property Highlights

- 35,041 SF Building Situated on 2.50 Acres
- ± 9,475 SF Occupied by National Credit Anchor Tenant
 - Tenant willing to vacate if Buyer wishes to occupy
- 53 Secure Employee Parking Spaces
- 100% Air Conditioned
- 2200 AMP Service
- 6 Docks with Levelers/Seals
 - 2 Oversized: 14'x14' & 18'x14'
- 1 Oversized Drive-In Door
 - 14'x14'
- 4 Overhead Cranes with Covered Loading
 - Three 5-Ton, One 10-Ton
- New Roof (2022) 60 mil TPO Roof with 17 Year Transferrable Factory Warranty



For Lease

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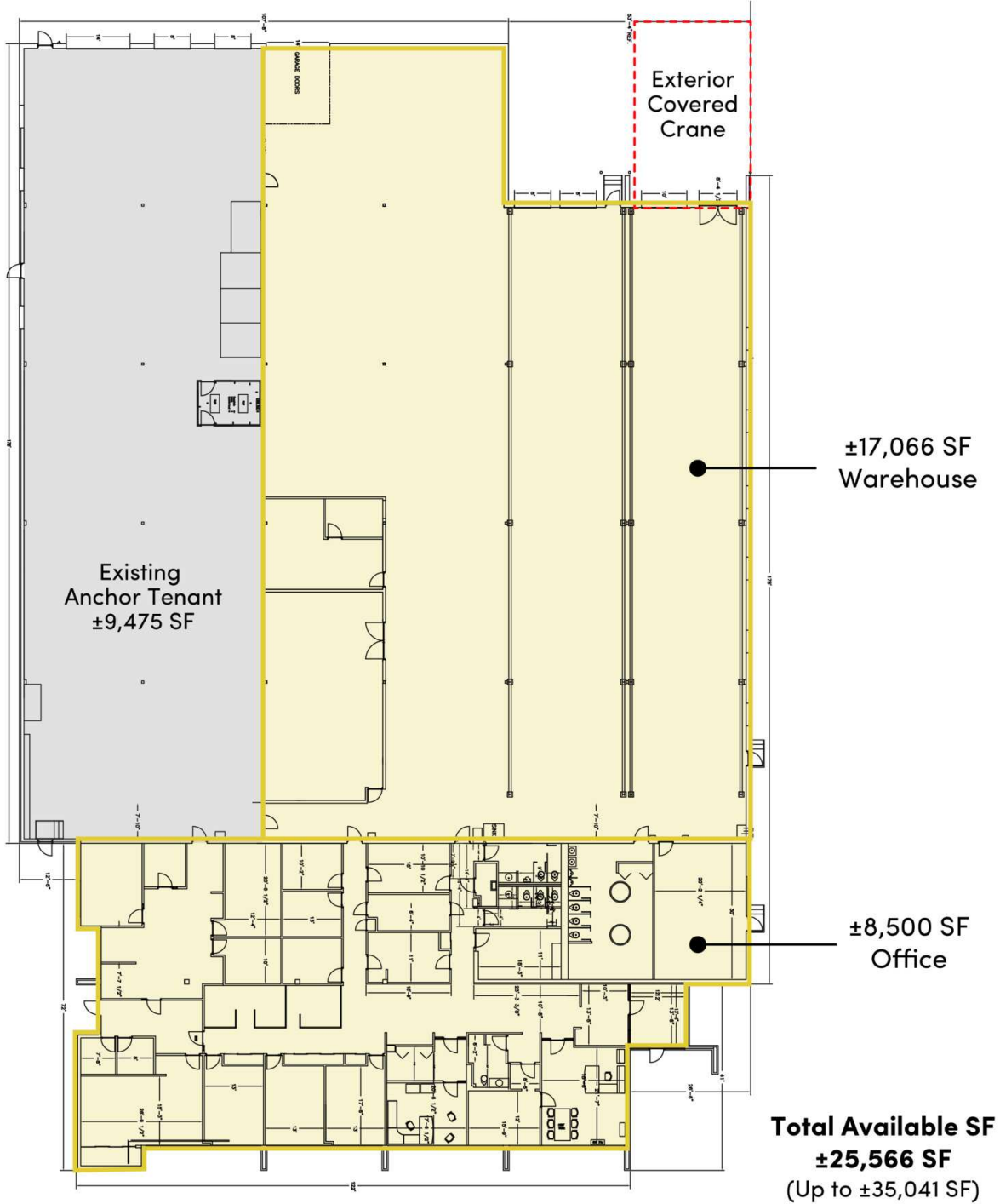
Space Availability

- Ste A: 25,566 SF
 - ± 17,066 Warehouse & ± 8,500 SF Office
 - Tenant willing to vacate 9,475 SF warehouse if Buyer wishes to occupy
- 4 Docks
 - 2 oversized 14'x14' & 18'x14'
 - Levelers/Seals
- 4 Cranes
 - (3) 5 Ton, (1) 10 Ton
- 16' Clear
- 2200 AMP Service
- 100% Air Conditioned
- Secure Employee Parking



Floor Plan

Suite A: 25,566 SF (Up to 35,041 SF)



Broker Contacts



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