



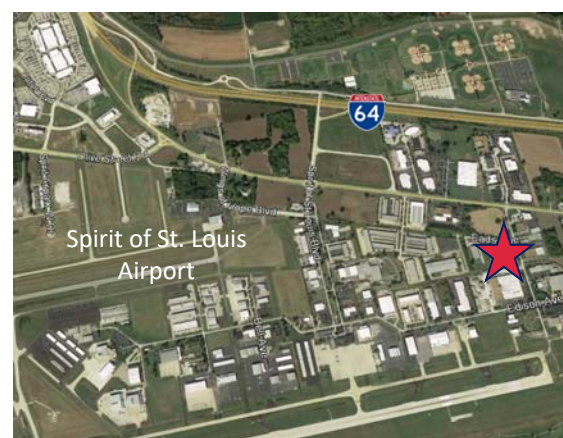
633 Goddard Ave.
Chesterfield Valley, MO 63005

Property Features

- 26,846 SF Industrial Buildings
 - 3 Buildings on 5.5 Acres
- Outside storage (with possible expansion)
- Available August 1, 2020
- Loading: 4 exterior docks; 11 drive-ins (10x12 up to 16x16)
- Warehouse ceilings: 15' to 24' / free span
- Rail spur served by Central Midland Railway

Sale Price: **\$2,195,000**

Lease Rate: **\$7.50 psf, Absolute NNN**



For more information:

Dan Hayes

314 994 4068 Direct

314 401 4944 Mobile

dhayes@naidesco.com

633 GODDARD AVENUE
CHESTERFIELD, MISSOURI 63005



BUILDING #1 - Built in 1977

11,250 SF (8,750 SF Warehouse / 1,250 SF Office)

- Plus some mezzanine storage above office
- All metal exterior
- Not sprinklered / 2 gas warehouse heaters
- 20' – 24' clear height / free span
- 2 floor drains
- Covered external dock area
- 4 exterior docks (30" – 40" in height); 1 leveler
- 2 – 16W x 16H drive-in doors
- 2 – 10W x 12H drive-in doors
- 1 – 12W x 12H drive-in door
- Office Area – 3 offices, 3 bullpen areas, 2 restrooms, 1 breakroom

BUILDING #2 - Built in 1963

4,072 SF (3,200 SF Shop Area / 872 SF Driver's Lounge)

- Plus small mezzanine area
- Driver's lounge is masonry; shop area is metal exterior
- Not sprinklered / 1 gas heater
- Mop sink and toilet in shop area
- Driver's lounge – shower / sink only
- 15' – 16' clear height / free span
- 1 – 12W x 12H drive-in door
- 2 – 12W x 16H drive-in doors

BUILDING #3 - Built in 1984

11,250 SF (All Warehouse Space)

- Not sprinklered / 2 gas heaters
- 2 floor drains
- 22' – 24' clear height / free span
- 2 – 16W x 16H drive-in doors
- 1 – 12W x 12H drive-in door

For more information:

Dan Hayes

314 994 4068 Direct

314 401 4944 Mobile

dhayes@naidesco.com