

FOR SALE OR LEASE

23,818 SF Industrial Office Building
605 E. OUTER 21 RD.



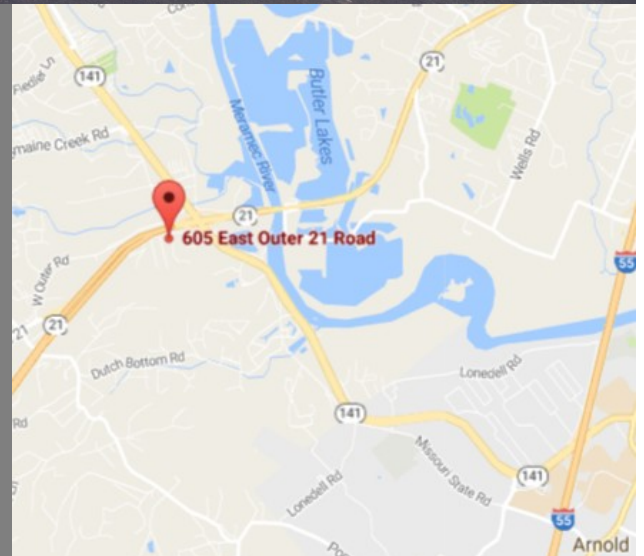
605 E. OUTER 21 RD.

ARNOLD, MO 63010

- Perfect for owner/user
- Approximately 23,818 SF of industrial space with 18,750 SF available for owner/user
- Located at Hwy 141 & Tesson Ferry Rd.
- 3 Phase electric
- 7 overhead doors
- 18-25 foot ceilings
- 1.7 Acres
- 2021 RE Taxes: \$16,725.00
- Income statement available upon request

LEASE \$10.00 PSF NN (\$3.00 PSF)

SALE: \$1,750,000.00 (\$73.00 PSF)



FOR MORE INFORMATION

Steve Bahn

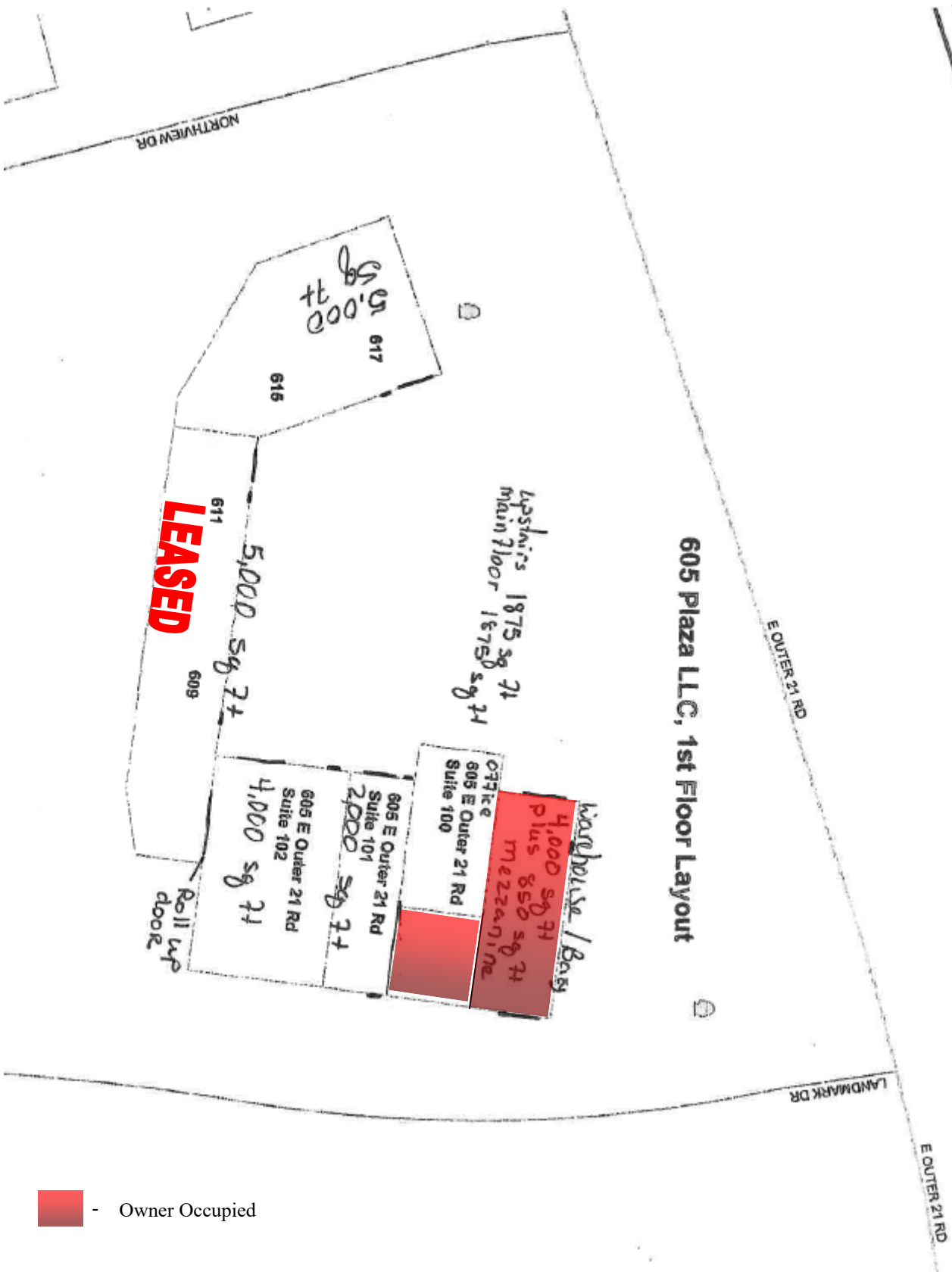
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The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.





 - Owner Occupied

