



4040 & 4042 Jeffco Blvd, Arnold MO, 63010

CONTACT BROKER FOR DETAILS





PROPERTY OVERVIEW

49,600± SF | Two Buildings | 10.29± Acres

- Exceptional corner location at the signalized intersection of Jeffco Blvd & Telegraph Rd
- Highly visible and accessible site near Highway 55 & Richardson Rd in Arnold, MO
- Ideal opportunity for an owner/user to immediately occupy ±30,000 SF while also benefiting from rental income from a national credit tenant (AT&T Services)
- Surrounded by strong national retailers including Home Depot, Target, Schnucks, Walgreens, and more
- Zoned CC-2 (Highway Commercial District) – allows for a wide range of uses including retail, office, office/warehouse, auto sales & service, RV sales, car wash, Church, utility services, and more





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MAIN DEALERSHIP / OWNER-USER BUILDING

30,000± SF | 7.84± Acres

- 200+ striped parking spaces
- Impressive main entrance with 30' ceiling height, large reception area, lobby, waiting room, and open sales floor
- Executive, sales, and service offices
- Break room, parts room, and mezzanine storage
- Service & Shop Area (±15,000 SF)
 - 16' – 20' Clear Height
 - 24 vehicle bays with 18 lifts
 - Drive-through wash bay
 - Floor drains with oil/water separator, fully heated shop area, overhead air lines and vacuum system
 - Recently refinished parking lot
 - Overhead Doors (12 Total)
 - (1) 8' x 8'
 - (7) 10' x 12'
 - (2) 12' x 16'
 - (2) 16' x 12'



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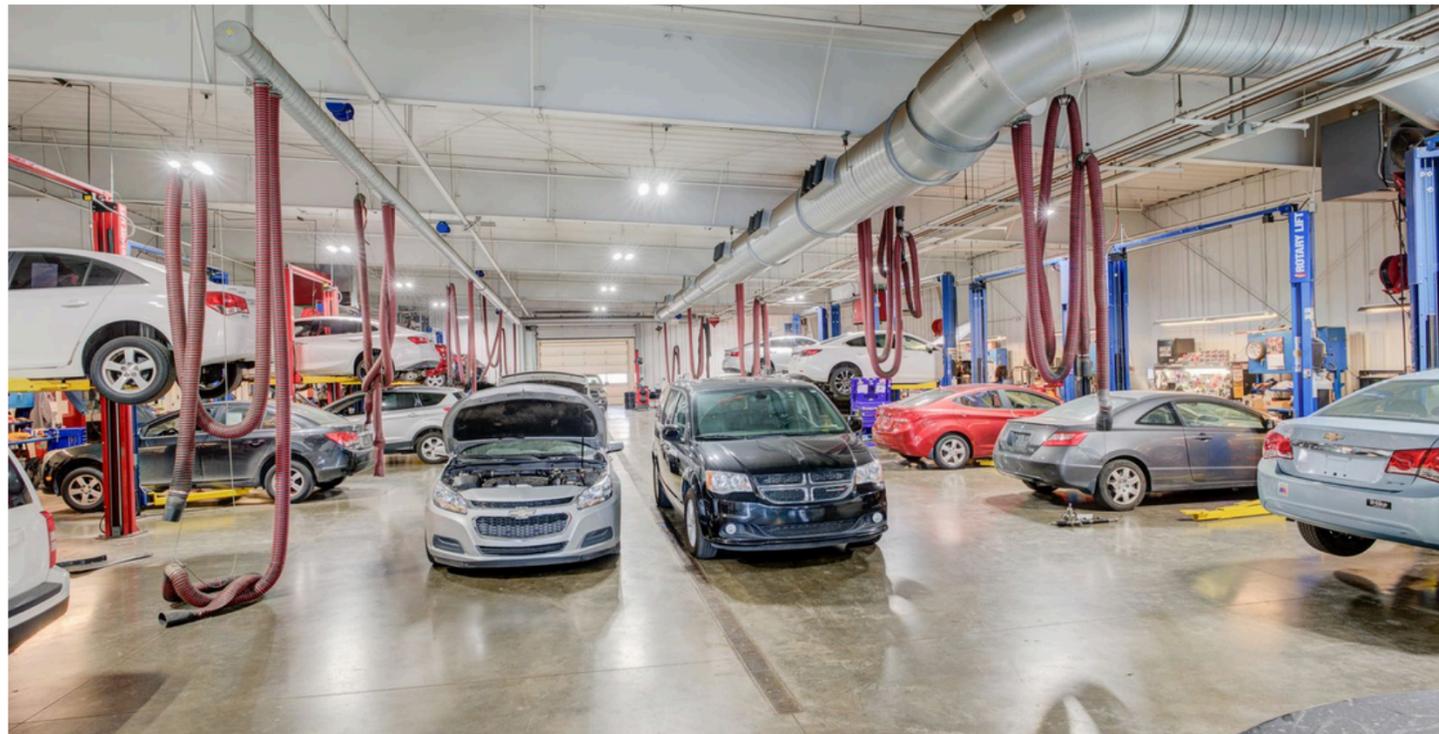
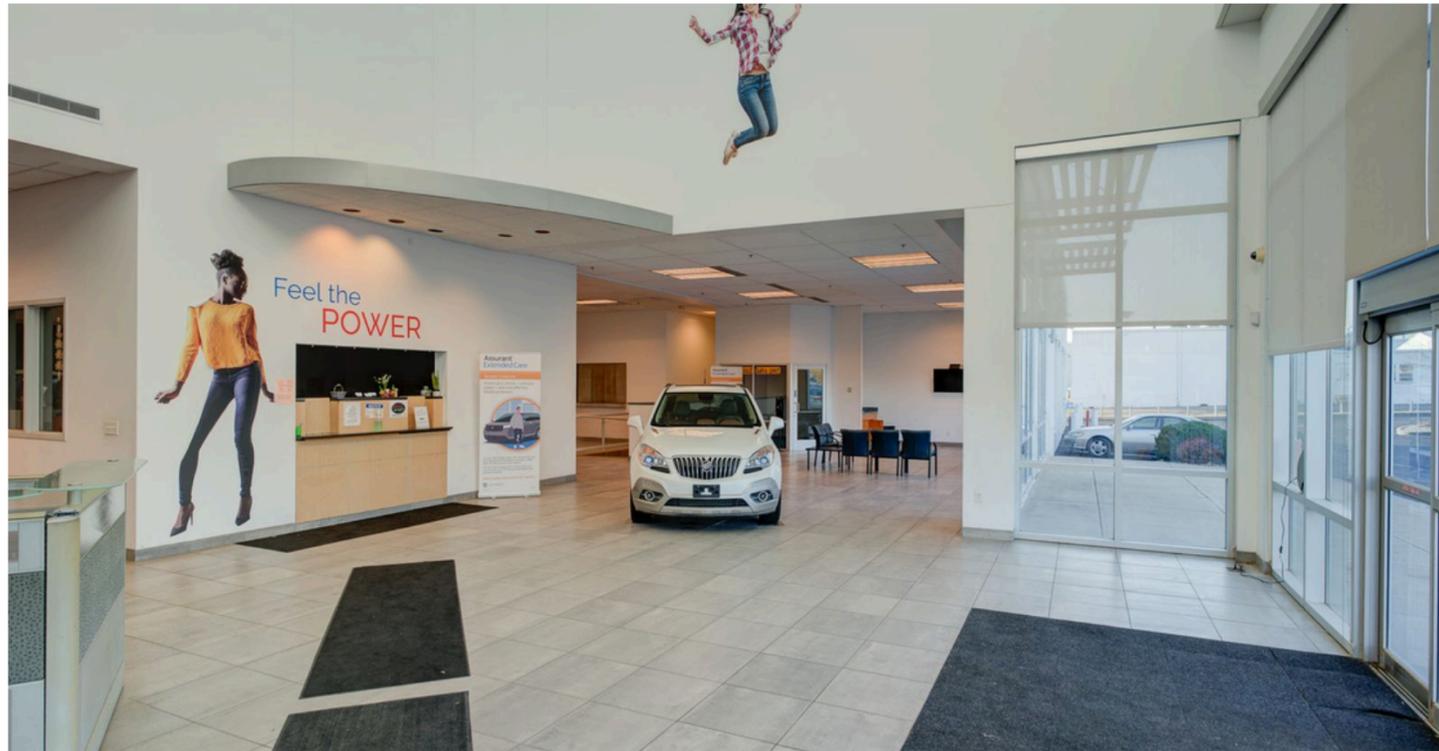
MAIN DEALERSHIP / OWNER-USER BUILDING





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MAIN DEALERSHIP / OWNER-USER BUILDING





4042 Jeffco Blvd, Arnold MO, 63010

100% LEASED INCOME PRODUCING BUILDING

19,600± SF | 2.45± Acres

AT&T Services (Main Level)

- Lease Rate: \$10,490/month NNN
- Lease Expiration: April 30, 2028
- Approximately 80% warehouse / 20% office
- Office area includes reception/showroom, multiple offices, conference room, and break room
- Warehouse features (4) overhead doors
- Fully paved, fenced, gated, and well-lit multi-level parking lot

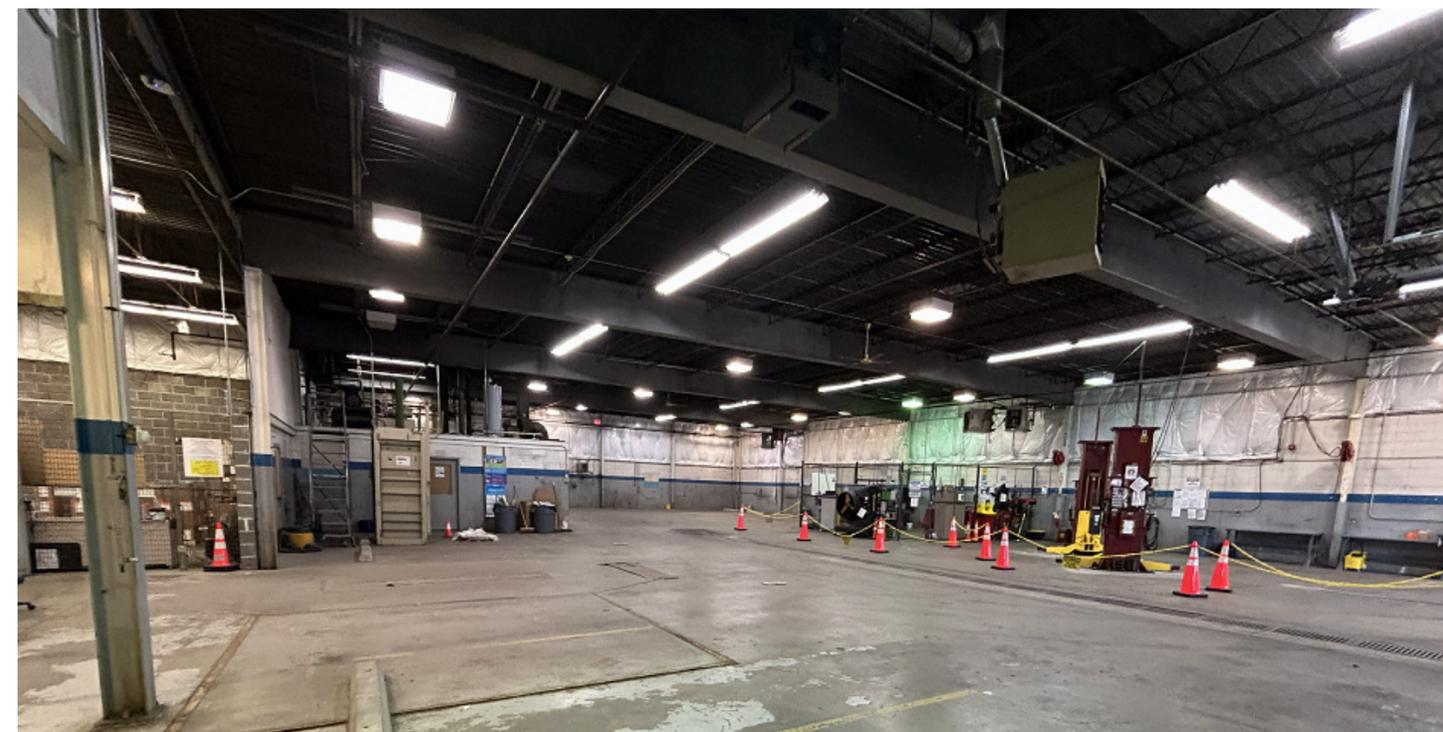
Auto Defenders LLC (Lower Level)

- Lease Rate: \$1,750/month Gross
- Lease Expiration: April 30, 2028
- Service shop with (4) overhead doors



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100% LEASED INCOME PRODUCING BUILDING



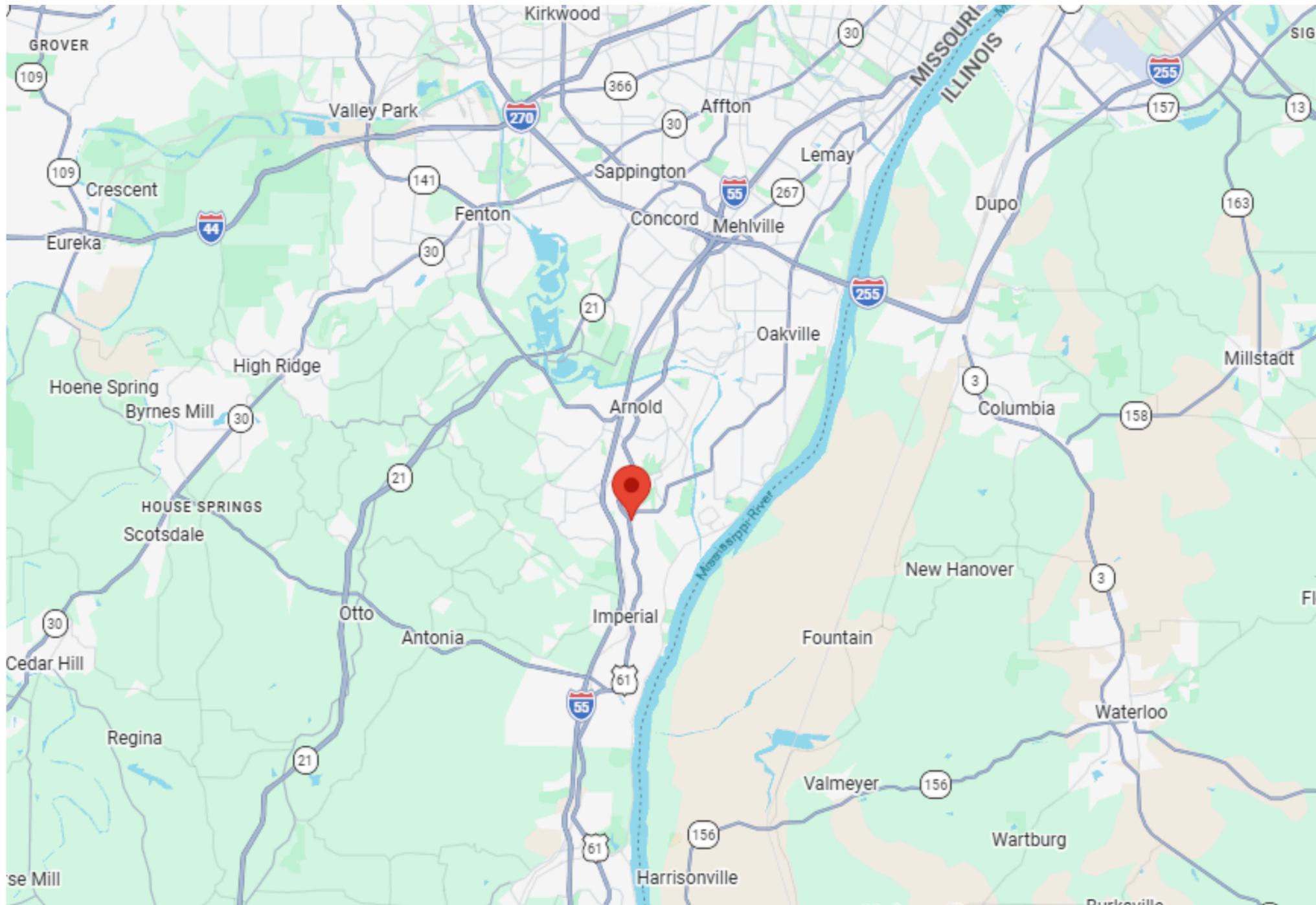


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LOCATION



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Steve Bahn

Office: 314.849.5858

Cell: 314.503.7601

Steve@bahnrealty.com

Brian McCune

Office: 314.849.5858

Cell: 314.276.5493

Brian@bahnrealty.com