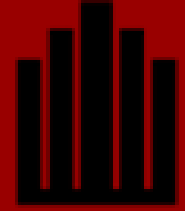


4040 Jeffco Blvd, Arnold MO, 63010

FOR SALE \$4,750,000.00





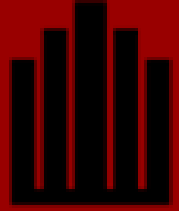
4040 Jeffco Blvd, Arnold MO, 63010

PROPERTY OVERVIEW

30,000± SF | 7.84± 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
- 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





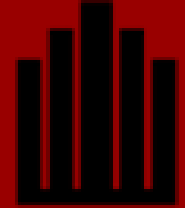
4040 Jeffco Blvd, Arnold MO, 63010

DEALERSHIP / OWNER-USER BUILDING

30,000± SF | 7.84± Acres

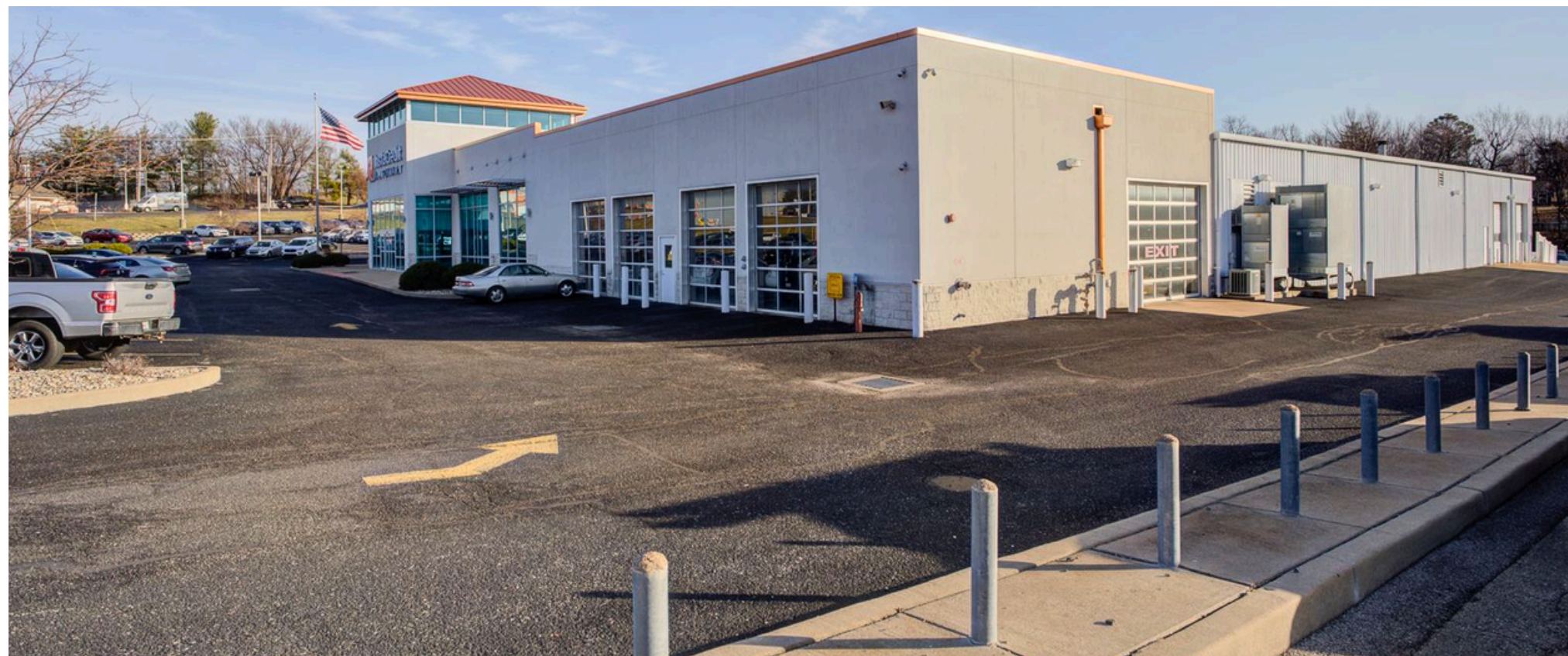
- 200+ striped parking spaces
- Impressive main entrance with 30' ceiling height, large reception area, lobby, waiting room, and open sales floor
- Executive, sales, and service offices
- Break room, parts room, and mezzanine storage
- Service & Shop Area (±15,000 SF)
 - 16' – 20' Clear Height
 - 24 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'

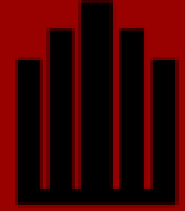




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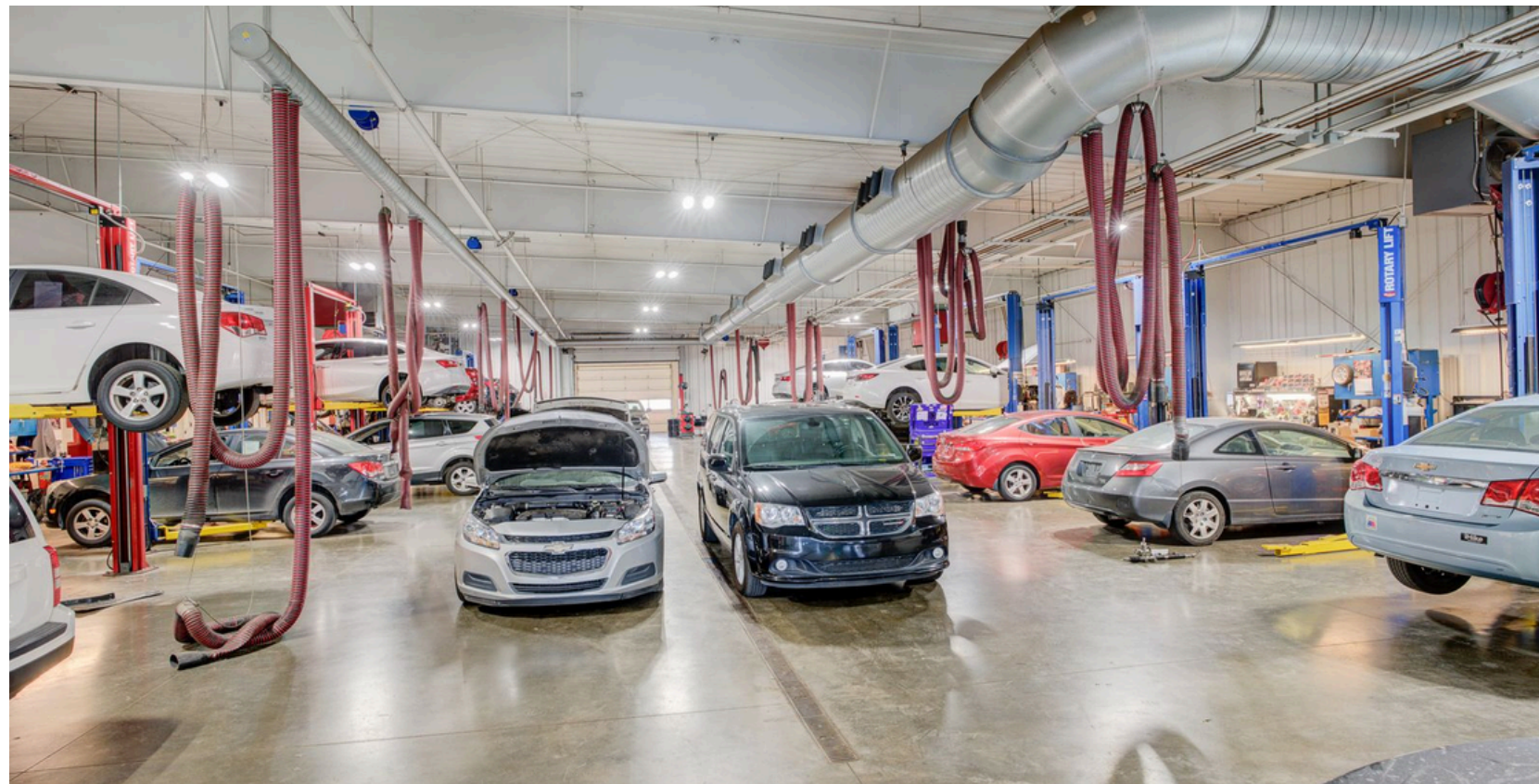
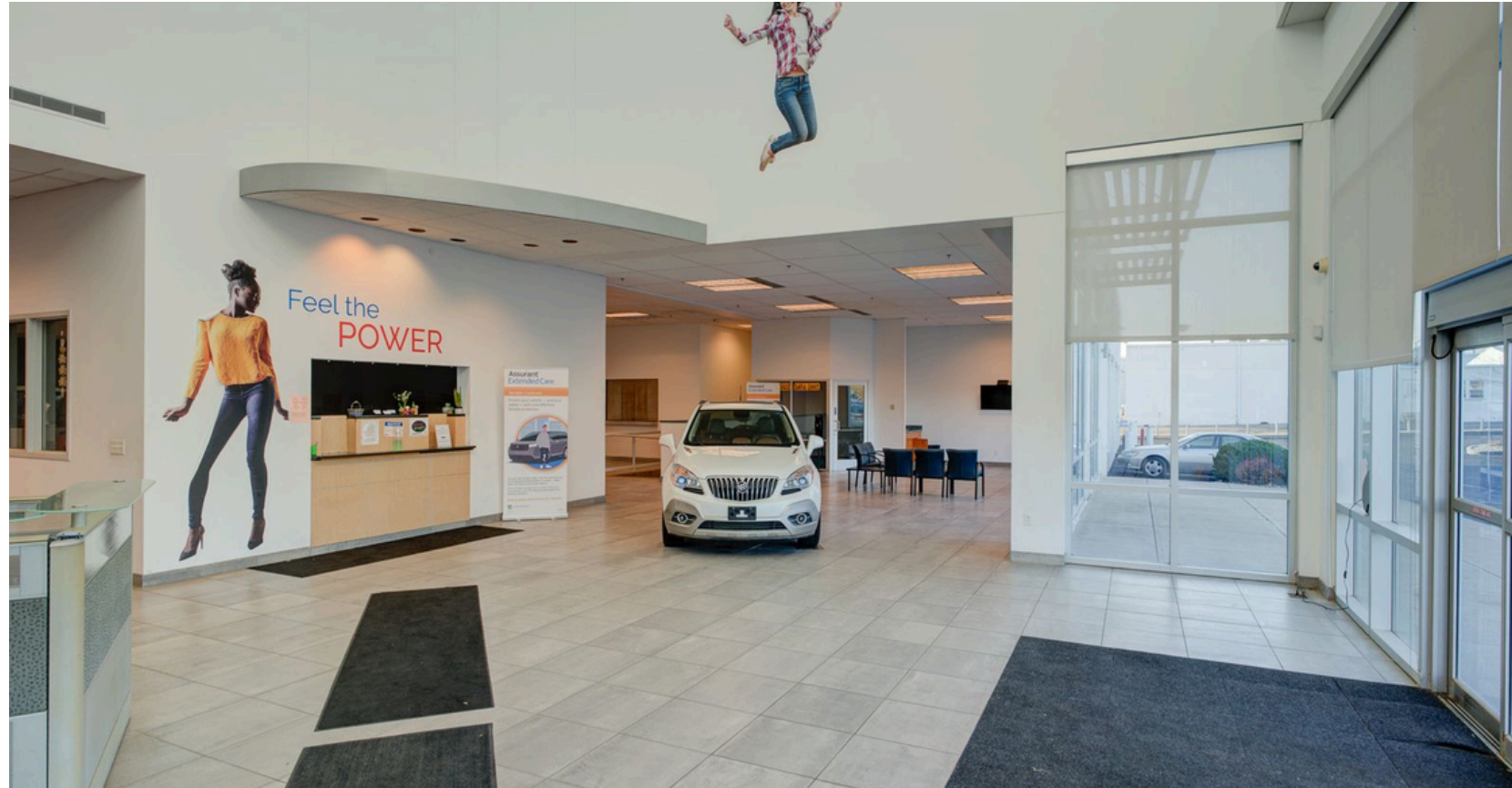
DEALERSHIP / OWNER-USER BUILDING

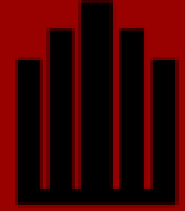




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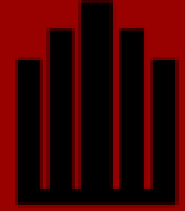




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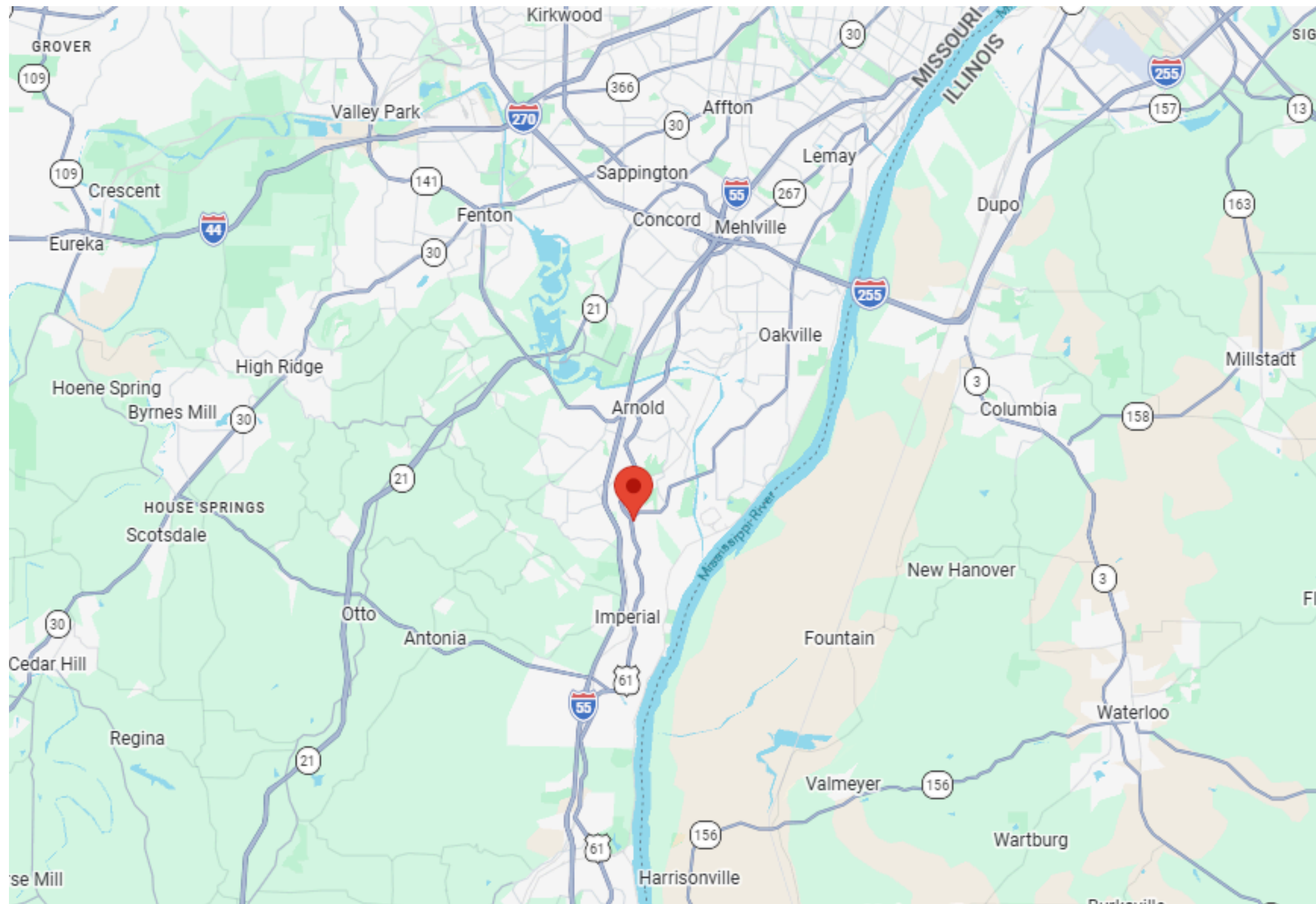
LOCATION





4040 Jeffco Blvd, Arnold MO, 63010

LOCATION



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