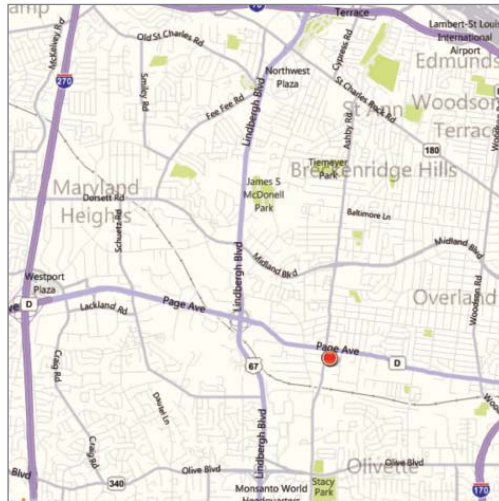
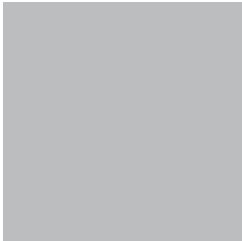


FOR SALE / LEASE

7,025 SF Industrial Building on 0.4 Ac

10440 Liberty Ave, Overland MO 63132

NEWLY REDUCED SALE PRICE



Property Highlights

- Refurbished office & showroom
- 2 loading doors (1 is van height & 1 is equipped with a scissor lift)
- Fully air-conditioned; 3 phase electric
- 20+/- car parking
- 8'6" ceiling height
- Pole sign available
- Former printing facility

New Sale Price/Lease Rate

\$445,500 / \$3,300 per mo, NNN

Contact



Commercial Real Estate Services, Worldwide.

John J. Sheahan, Jr., SIOR
314 994 4176 Direct
314 402 1031 Mobile
jsheahan@naidesco.com

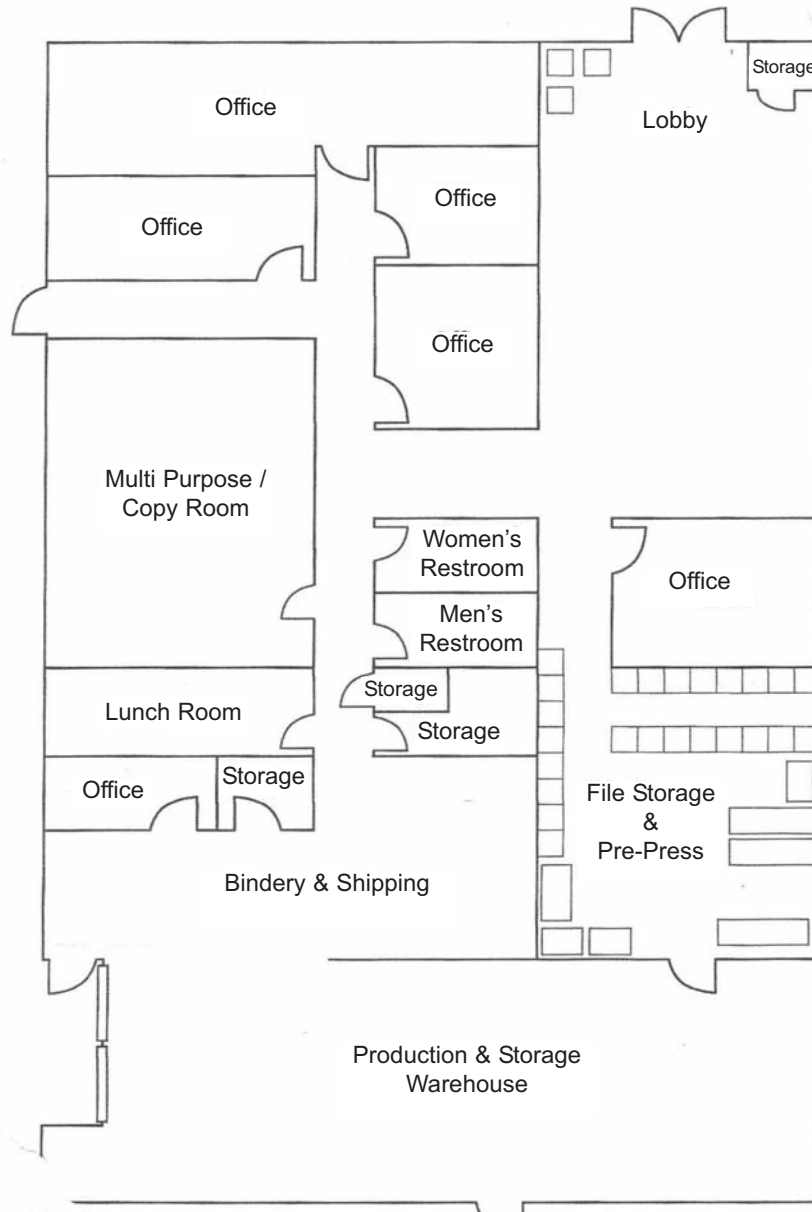
Peter O. Sheahan
314 994 4081 Direct
psheahan@naidesco.com

8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 Fax 314 994 4088
www.naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

FLOOR PLAN

10440 Liberty Ave, Overland MO 63132



Contact

NAIDESCO
Commercial Real Estate Services, Worldwide.

John J. Sheahan, Jr., SIOR
314 994 4176 Direct
314 402 1031 Mobile
jsheahan@naidesco.com

Peter O. Sheahan
314 994 4081 Direct
psheahan@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 Fax 314 994 4088
www.naidesco.com