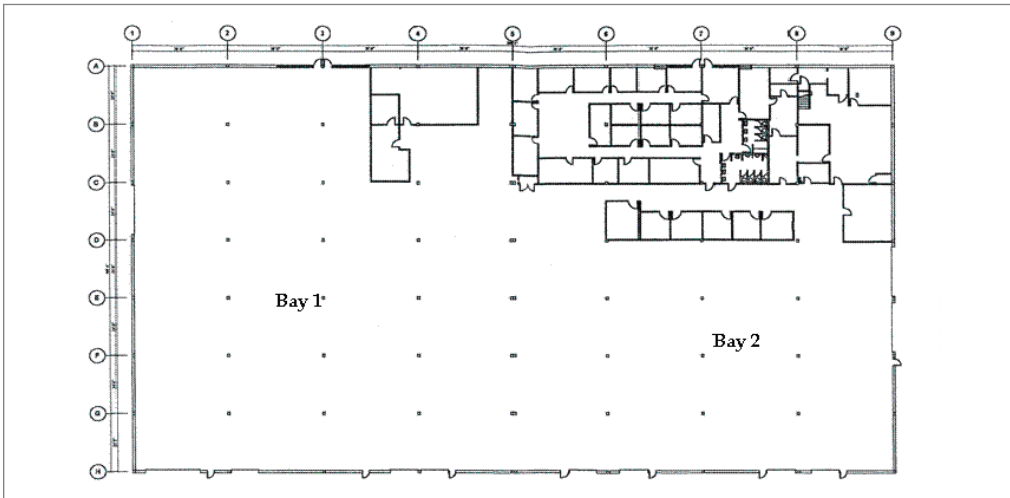
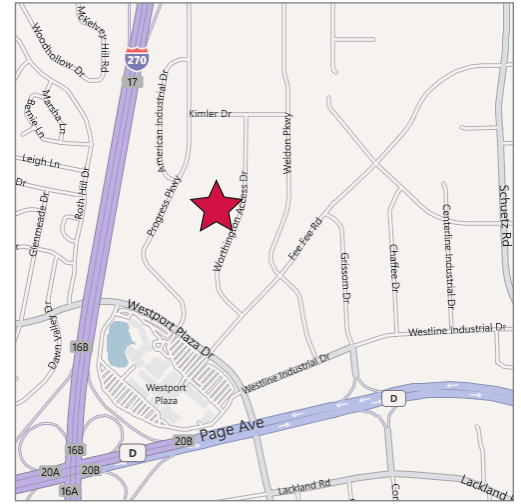


# FOR SALE / LEASE

## Office / Showroom / Warehouse

33 Worthington Access Dr, Maryland Heights MO 63043



### Property Highlights

- 50,000 SF building, 25,000 SF minimum divisible
- 10,000 +/- SF office space
- 800 amp/240 volt 3-phase electric
- 7 loading docks
- Four 14'x18' drive-in doors
- 24' ceiling height
- 24'x36' column lines
- Floor drains
- Originally designed as multi-tenant
- Great location near Page & I-270
- Ample parking
- Exterior building signage available

### Sale Price / Lease Rate

\$1,995,000.00 / \$3.00 psf, NNN

**NAIDESCO**  
Commercial Real Estate Services, Worldwide.

### Contact

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Michael Wolken, SIOR  
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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.

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# AERIAL

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