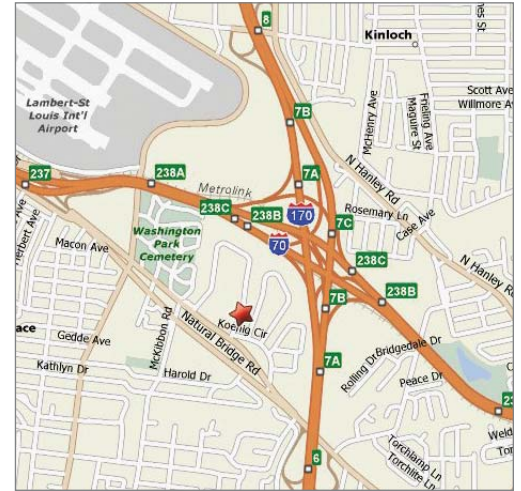


FOR SALE 20,412 SF Office / Warehouse

4645 LaGuardia Dr, Berkeley MO 63134



Property Highlights

- 20,412 SF office / warehouse on 1.84 acres
- Approx. 80% office finish
- Single story masonry building
- Built in 1988
- 16' ceiling
- 1 drive in door (can add 1 more)
- 65 car parking
- 2009 real estate taxes: \$31,515

Owner will consider:

- Sell building and vacate entirely
- Sell building and lease back the south half for a 3 to 5 year term

Sale Price

\$1,390,000



Commercial Real Estate Services, Worldwide.

Contact

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

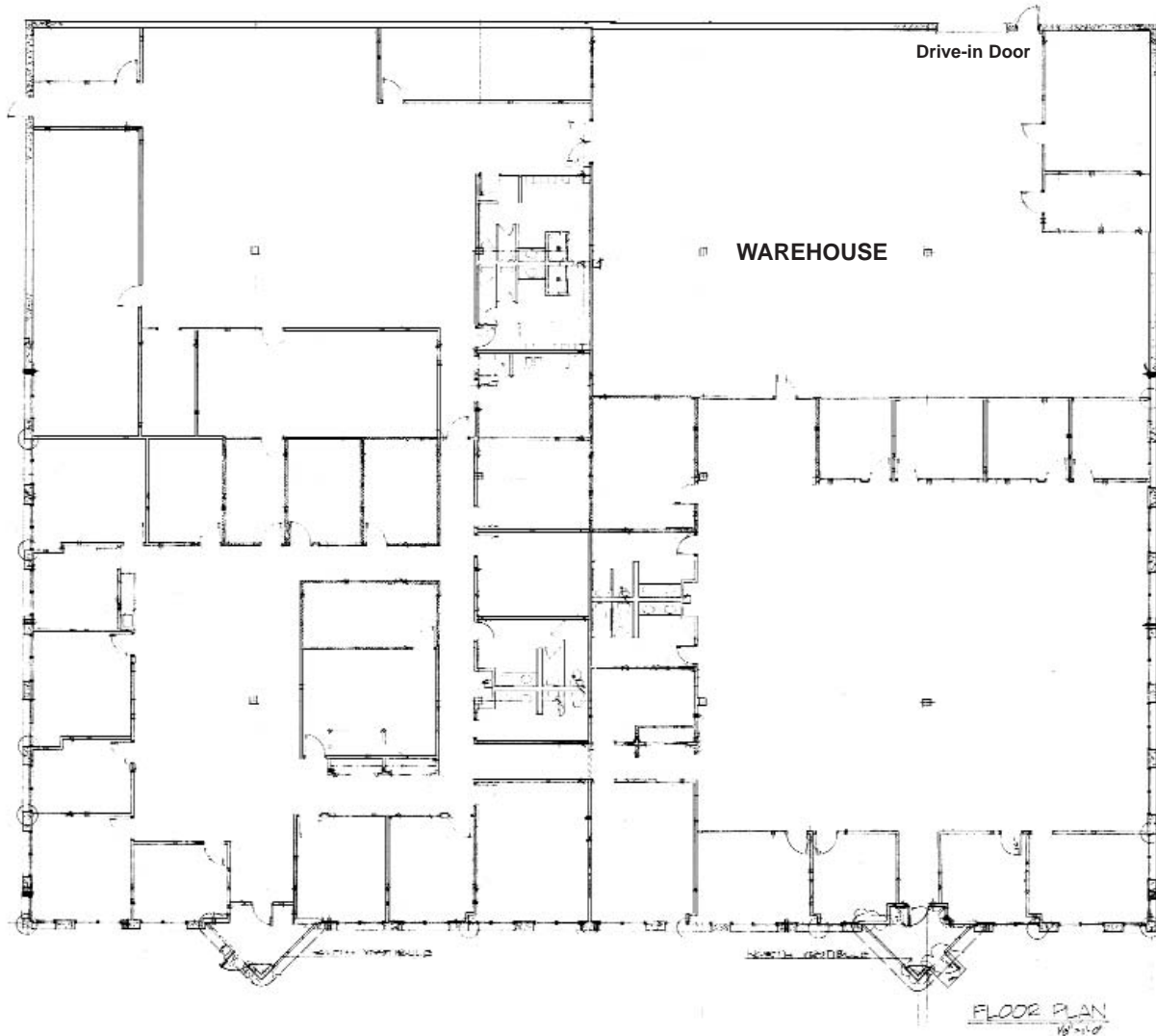
Terry M. O'Connell
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to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

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

FLOOR PLAN

4645 LaGuardia Dr, Berkeley MO 63134



FLOOR PLAN
1/8" = 1'-0"



Contact

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