

# FOR SALE 20,412 SF Office / Warehouse

4645 LaGuardia Dr, Berkeley MO 63134

Motivated Seller - Looking to Make a Deal



## 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
- 2010 real estate taxes: \$31,474

Owner will consider:

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

## New Sale Price

\$1,000,000



## Contact

**NAIDESCO**

Commercial Real Estate Services, Worldwide.

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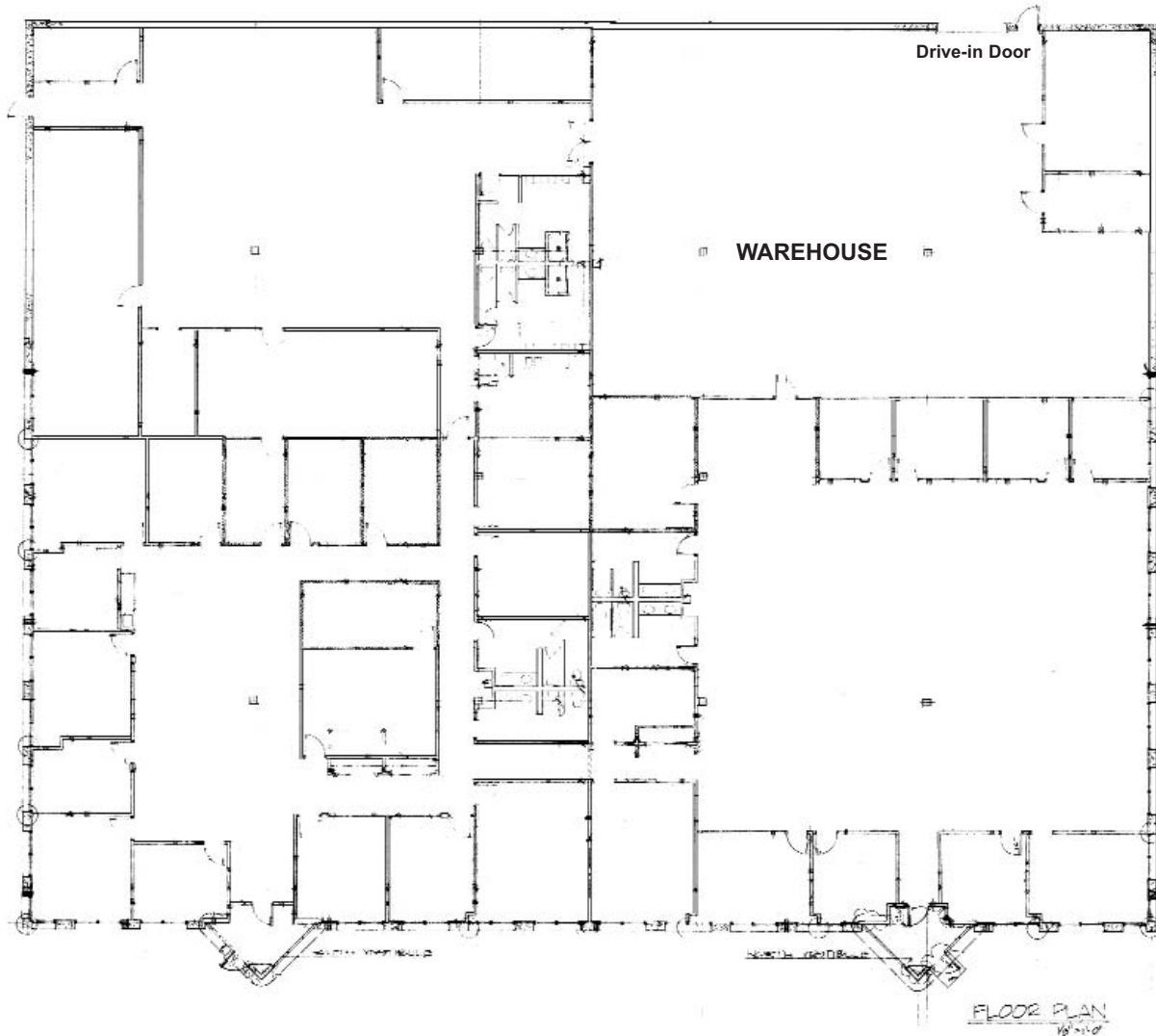
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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Phone 314 994 4444 Fax 314 994 4088  
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# FLOOR PLAN

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



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