

# FOR SALE

## ±48,400 SF Office / Warehouse

8920 Latty Ave, Berkeley MO 63134

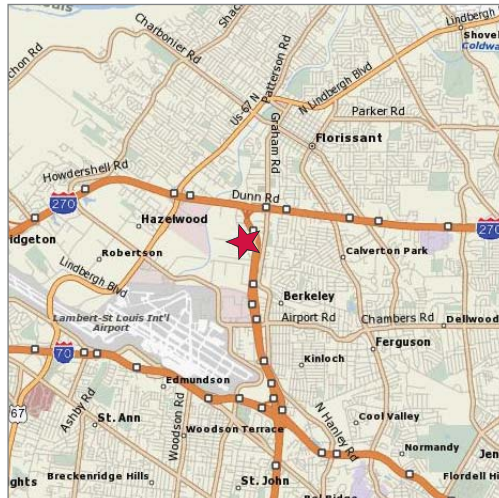


### Property Highlights

- ±48,400 SF office / warehouse building
- 3.96 acres
- Small office
- Heavy power: 3,000 Amp, 230 volt, 3 phase & 2,000 Amp, 208/120, 3 phase
- 18' - 26' ceilings
- Wet sprinklered
- 3 docks, truck high
- 3 docks, 30" high
- 3 drive-in doors (2-12'x14')
- 20,000+ SF air conditioned
- Sky lights
- Rail served - Norfolk & Southern
- Zoned M-1, City of Berkeley

### New Sale Price

\$1,395,000



### Contact



Commercial Real Estate Services, Worldwide.

Andrew H. Port, SIOR  
314 994 4186  
aport@naidesco.com

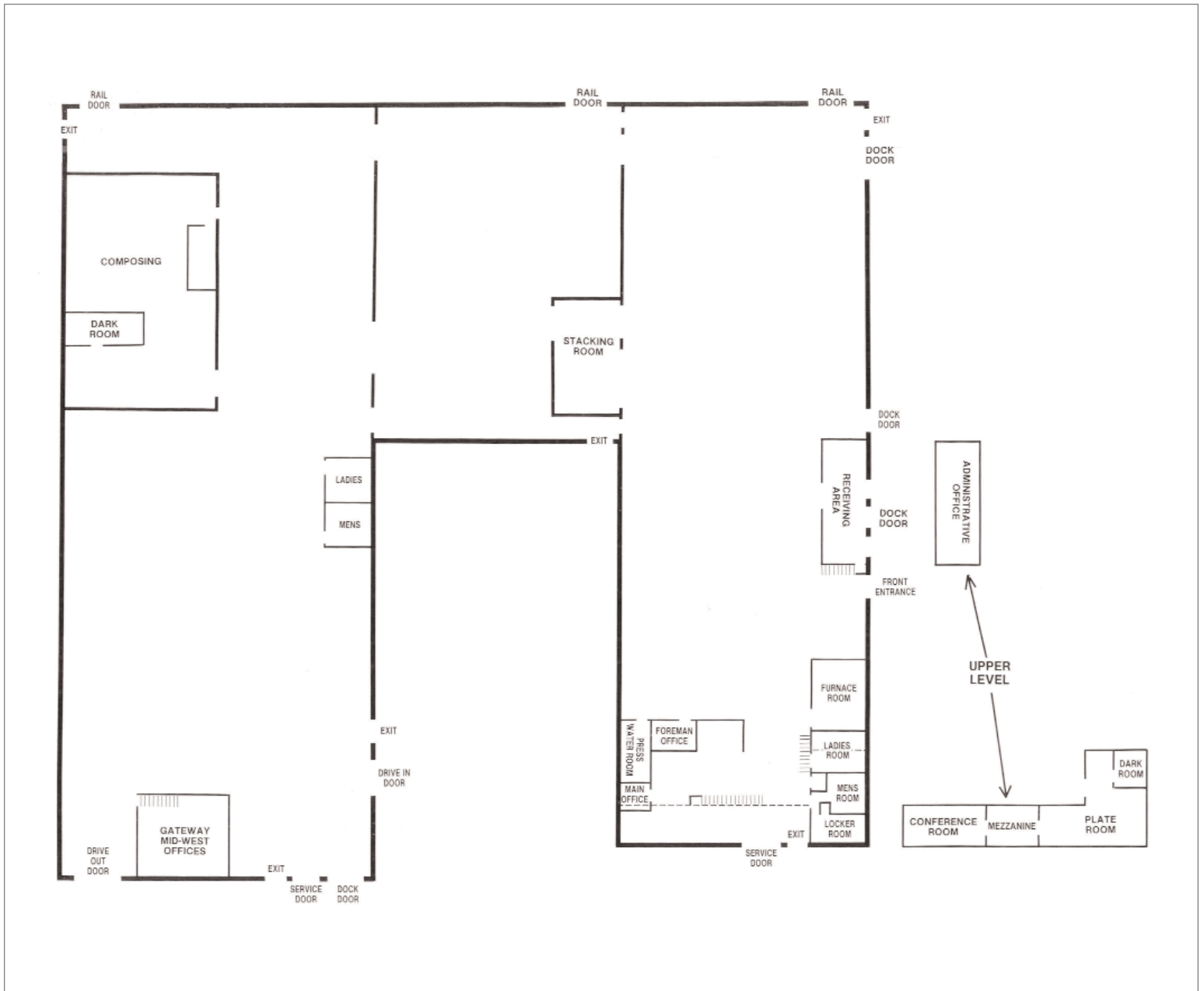
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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# FLOOR PLAN

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## Contact



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