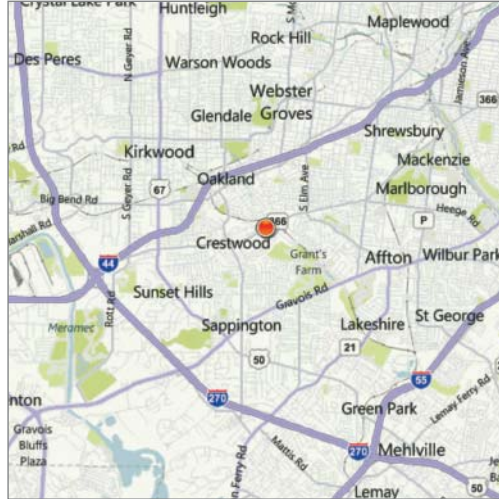


# FOR SALE / LEASE

## 9,857 SF Office / Warehouse Building

9296 Watson Industrial Park, St. Louis MO 63126



### Property Highlights

- 9,857 SF office warehouse bldg with 3 truck high docks and 12'-16' clear height
- Two 1,900 SF bays currently leased
- 6,057 SF available to occupy:
  - Approx. 1,500 SF office finish
  - 12' clear height
  - 1 truck high dock
- 0.85 acre lot
- Warehouse partially air conditioned
- Masonry construction
- Located in Watson Industrial Park

### Sale Price / Lease Rate

\$520,000 / \$5.25 psf, MG



Commercial Real Estate Services, Worldwide.

### Contact

Kevin McKeon, CCIM  
314 994 4287  
kmckeon@naidesco.com

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