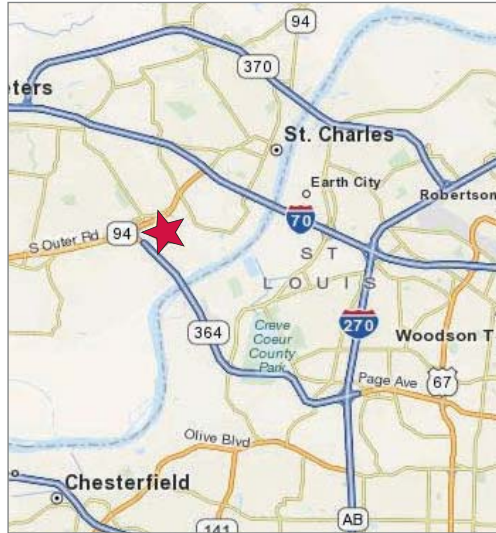


# FOR SALE

## 11,400 SF Office / Warehouse

991 Portwest Dr, St. Charles MO 63303



### Property Highlights

- 11,400 SF office/whse building
- 1.92 acres
- 1,300 SF office finish
- 11'3" - 13'9" ceilings
- 3 docks (1 with leveler)
- 10 drive-ins (12'h x 10'w)
- 400 Amp 3-phase electric
- 2 exhaust fans
- Excellent access 1 stoplight north of Hwy 94/Page Extension

### New Sale Price

\$695,000 (\$60.96 psf)

### Contact



Commercial Real Estate Services, Worldwide.

Andy Port, SIOR  
314 994 4186  
aport@naidesco.com

Tom Erman, SIOR  
314 994 4292  
terman@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.

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