



MULTI-TENANT FLEX PROPERTY FOR SALE

**2001-2085 WALTON ROAD
OVERLAND, MO 63114**

SCAN HERE



2001-2085 WALTON ROAD

MANOR REAL ESTATE IS PLEASED TO PRESENT THE OPPORTUNITY TO ACQUIRE A 100% FEE SIMPLE INTEREST IN 2001-2085 WALTON ROAD, ("THE PROPERTY"), A 135,075 S.F., 7.27-ACRE, MULTI-TENANT FLEX PROPERTY LOCATED IN OVERLAND, MO.

THE PROPERTY WAS BUILT IN 1964 AND IS SITUATED ON 7.27 ACRES OF LAND WITH FRONTAGE ON INTERSTATE 170 WHICH SEES OVER 60K VEHICLES PER DAY. THE BUILDING IS APPROXIMATELY 70% OFFICE AND 30% WAREHOUSE WITH 14' CLEAR HEIGHT THROUGHOUT. THE BUILDING IS FULLY-SPRINKLED AND IS AIR CONDITIONED THROUGHOUT. THERE ARE (7) 8'X9' DOCK DOORS AND (1) 9' X 10' DRIVE-IN DOOR.

THE PROPERTY PRESENTS AN IDEAL OPPORTUNITY FOR EITHER AN INVESTOR TO ACQUIRE THE PROPERTY AND LEASE OUT TO MULTIPLE TENANTS OR FOR AN OWNER-USE TO ACQUIRE THE PROPERTY FOR THEIR OWN USE.

THE PROPERTY IS ZONED "PUD-M" WHICH IS PLANNED UNIT DEVELOPMENT — MANUFACTURING WITHIN THE CITY OF OVERLAND'S MUNICIPAL ORDINANCES.

\$9,250,000

PURCHASE PRICE

135,074

AVAILABLE SQUARE FEET

\$68.48

PRICE PER SQUARE FOOT

7.27 AC

TOTAL ACRES

**70% OFFICE /
30% WAREHOUSE**

**360
PARKING
SPACES**

**14' CLEAR
HEIGHT**

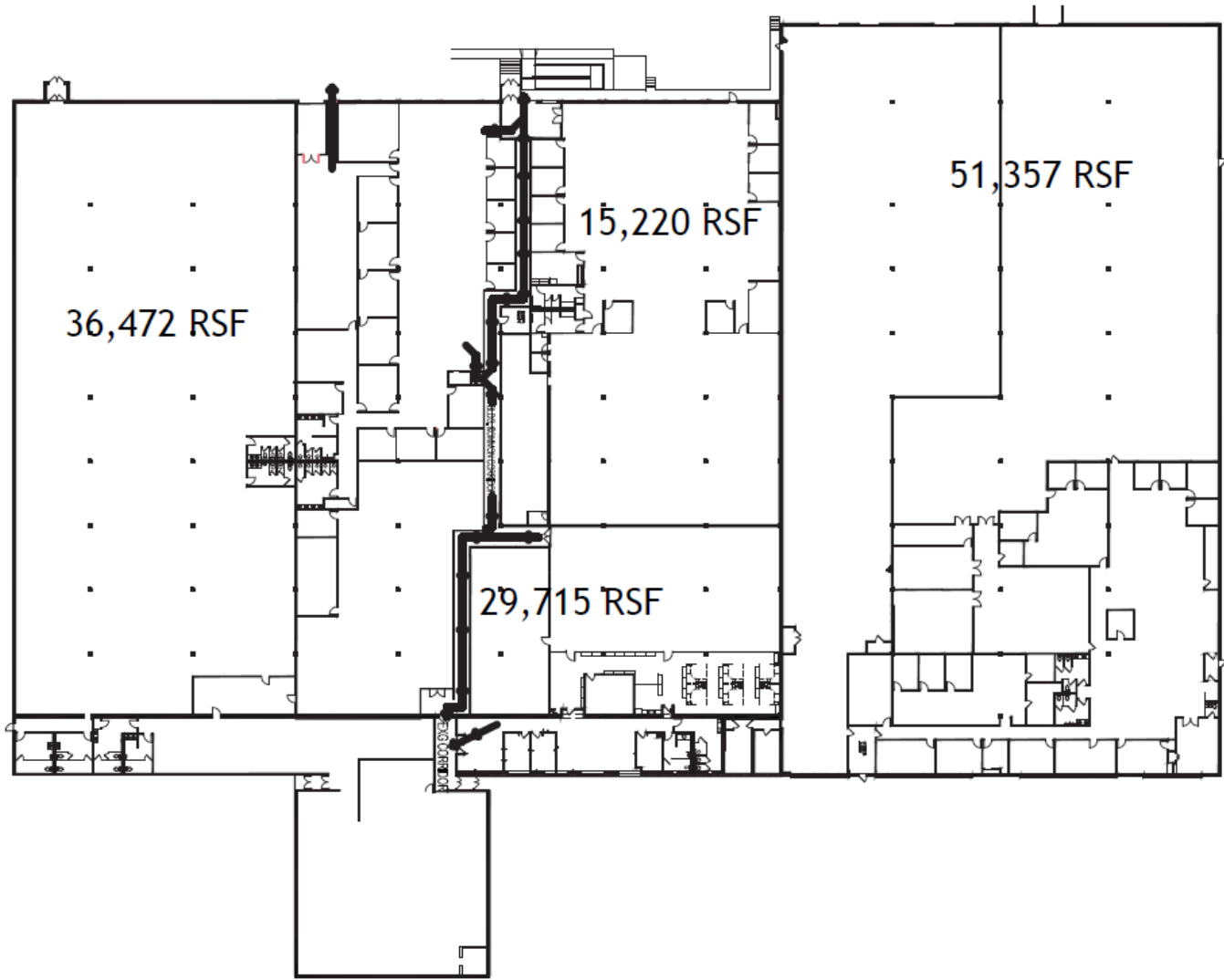
1964

YEAR BUILT

4+

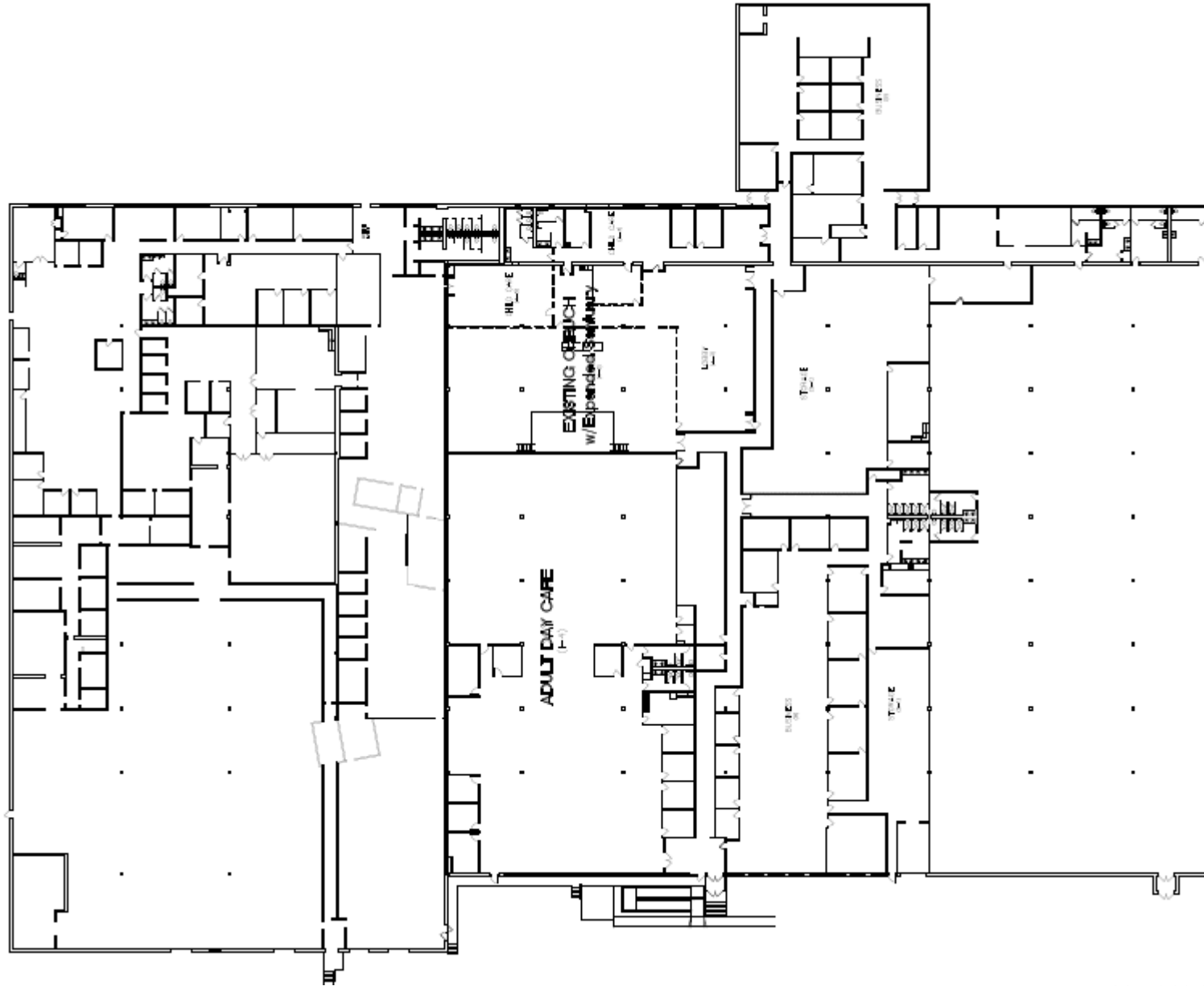
NUMBER OF SUITES

PARTIAL FLOOR PLAN



2001-85 WALTON RD.	
SUITE	SIZE
2001	36,472 S.F.
2085	29,715 S.F.
2075	15,220 S.F.
X	51,357 S.F.

FULL FLOOR PLAN



The site plan illustrates the proposed location of the Influence Church building, a 1-story brick structure with a footprint of 133,638 SF. The building is situated within a property boundary, with parking areas and landscaping (represented by tree symbols) shown to the north and west. The plan also indicates the location of Interstate 170, Beltway Drive, and Walton Road. A north arrow and a scale bar (1" = 40'-0") are provided for orientation and measurement.

1 STORY BRICK
AREA OF BUILDING
FOOTPRINT 133,638 SF.

PROPERTY LINE

INTERSTATE 170

PROPERTY LINE

WALTON ROAD

BELT-WAY DRIVE

PROPERTY LINE

1" = 40'-0"

EXIST. SITE PLAN

INFLUENCE CHURCH

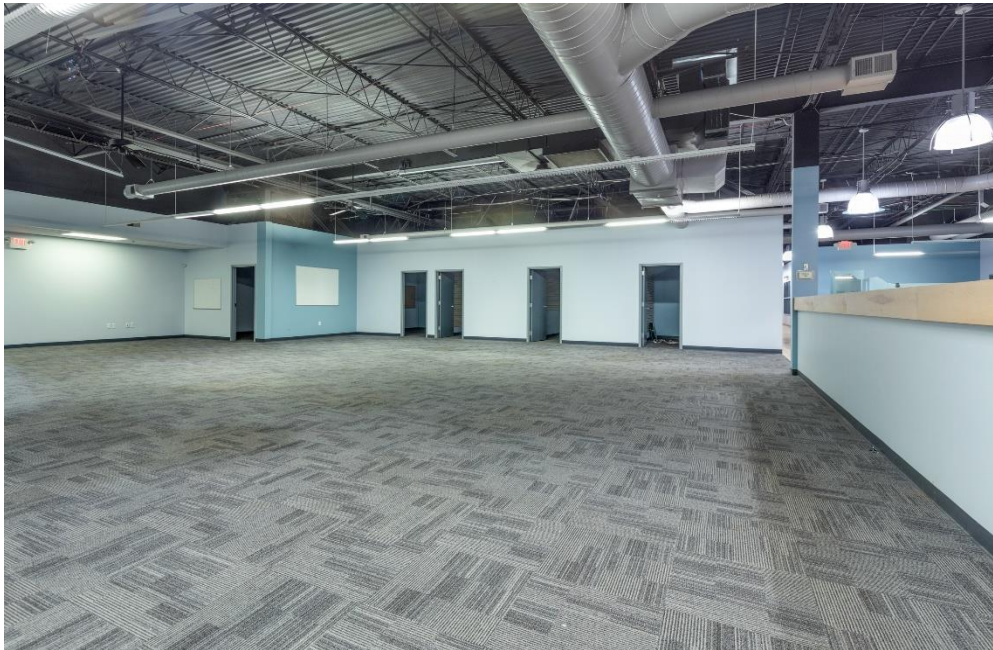
N
W E
S

AERIAL



Property Specifications	
Property Address	2001-2085 Walton Road, Overland, MO 63114
Tax ID:	15K-21-0201
Building Size	135,074 Gross Square Feet
Year Built	1964
Land Area	7.27 acres
Construction Material	Stucco / Brick
Total Office Finish	70%
Parking	360 car spaces
Column Spacing	25’ x 40’ Typical / 40’ x 40’ Staging
Clear Height	13’-16’
Floor Thickness	6” Reinforced Concrete
Roof	45-Mil TPO, mechanically fastened (15 year warranty) – 2017
Loading	Seven (7) 8’ x 9’ Dock Doors One (1) 9’ x 10’ Drive-In Door
Sprinkler Type	Wet – Type 2
Warehouse Heat	Gas-fired Unit Heaters & Split System RTU’s
Electrical System	1,200 Amps / 480 V / 3-Phase
Warehouse Lighting	T-5 & T-8 Lighting
2024 Taxes	\$363,311 (Assessed Value: \$9,942,000)
Utilities	Natural Gas: Spire Water / Sewer: Missouri American Water & MSD Electric: Ameren UE
Zoning:	PUD-PDM / Planned Development Manufacturing
Economic Development Areas:	NMTC Eligible (Falls within Low-Income Housing Tract)

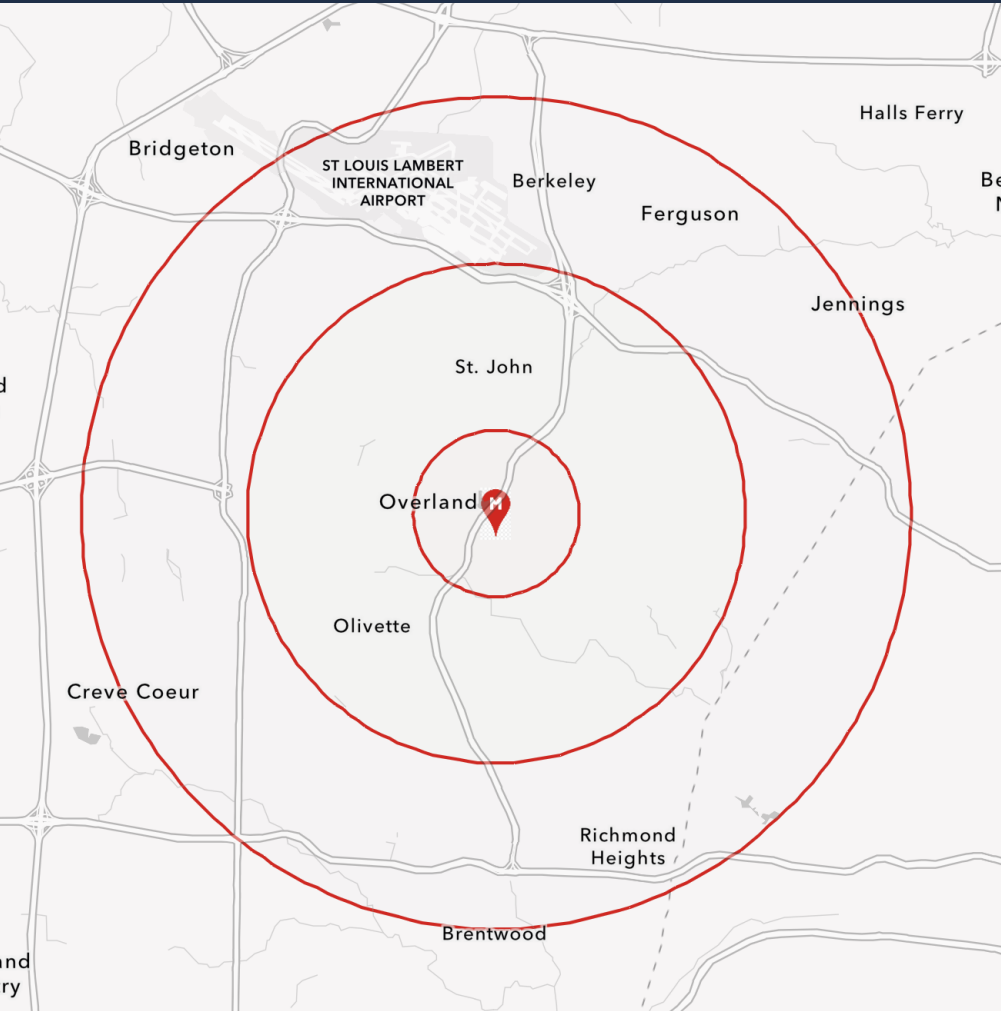
2001-2085 WALTON ROAD



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2001-2085 WALTON ROAD



DEMOGRAPHIC INFO (1 MILE RADIUS)



\$51,905

Median Household
Income



\$28,096

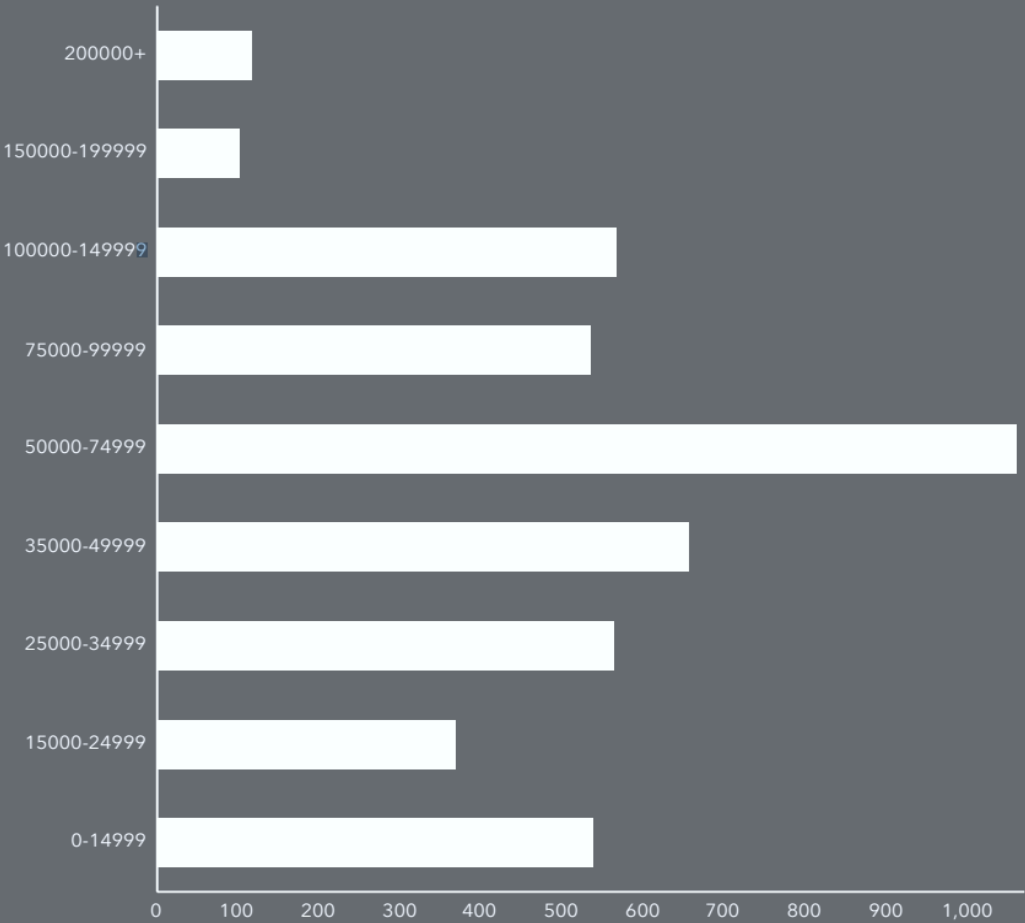
Per Capita
Income



\$89,934

Median Net
Worth

HOUSEHOLD INCOME



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		10,521	99,051	249,957
HOUSEHOLDS		4,502	42,332	107,696
AVERAGE HH INCOME		\$66,349	\$97,962	\$103,705

MARKET HIGHLIGHTS

ST. LOUIS

St. Louis's long-standing reputation as the Gateway City makes it an ideal candidate for partnership and development. As the seventh-largest metro in the Great Lakes Region, St. Louis is home to 15 Fortune 1000 companies, and a multitude of major firms, including Anheuser-Busch, U.S. Bank, and the U.S. Department of Agriculture.

St. Louis is recognized as the largest office center in the region while simultaneously having some of the lowest prices in the country. According to a 2021 report from CoStar, the cost of real estate is nearly half the national average in St. Louis.

The St. Louis workforce is as impressive as the city itself. The metropolitan workforce is expected to grow 7.3% by 2030, bringing an estimated 81,488 jobs to the area. Additionally, St. Louis has an extensive educational market that awards roughly 34,000 degrees annually, with many students opting to start their careers in the area. St. Louis is home to one of the largest science, technology, engineering, and math (STEM) job markets, which makes up 6.6% of the local job market.

Greater St. Louis has all the advantages of a major market but with the charm of a small city. The 2.8-million residents living in the metropolitan area enjoy the unique city-suburb balance offered in St. Louis. Greater St. Louis combines the features of a booming metropolis with those of quiet suburbs, making it an area where people of all backgrounds can reside and thrive.





MARKET HIGHLIGHTS

OVERLAND

Overland, Missouri, is a city in St. Louis County with a population of approximately 15,955 as of the 2020 census. The city features a diverse business community, including retail shops, restaurants, and professional services. It is also rich in history, home to landmarks such as the Lackland House and the Alexander McElhinney Log House.

Conveniently located at the intersection of Interstates 70 and 270, it also offers easy access to Interstates 64, 44, and 55.



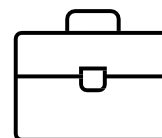
**LAMBERT
AIRPORT**

4 MILES



DOWNTOWN

14 MILES



**CLAYTON
CENTRAL
BUSINESS
DISTRICT**

6 MILES



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2001-2085 WALTON ROAD

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