



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 13'-16' 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**

**13'-16' CLEAR
HEIGHT**

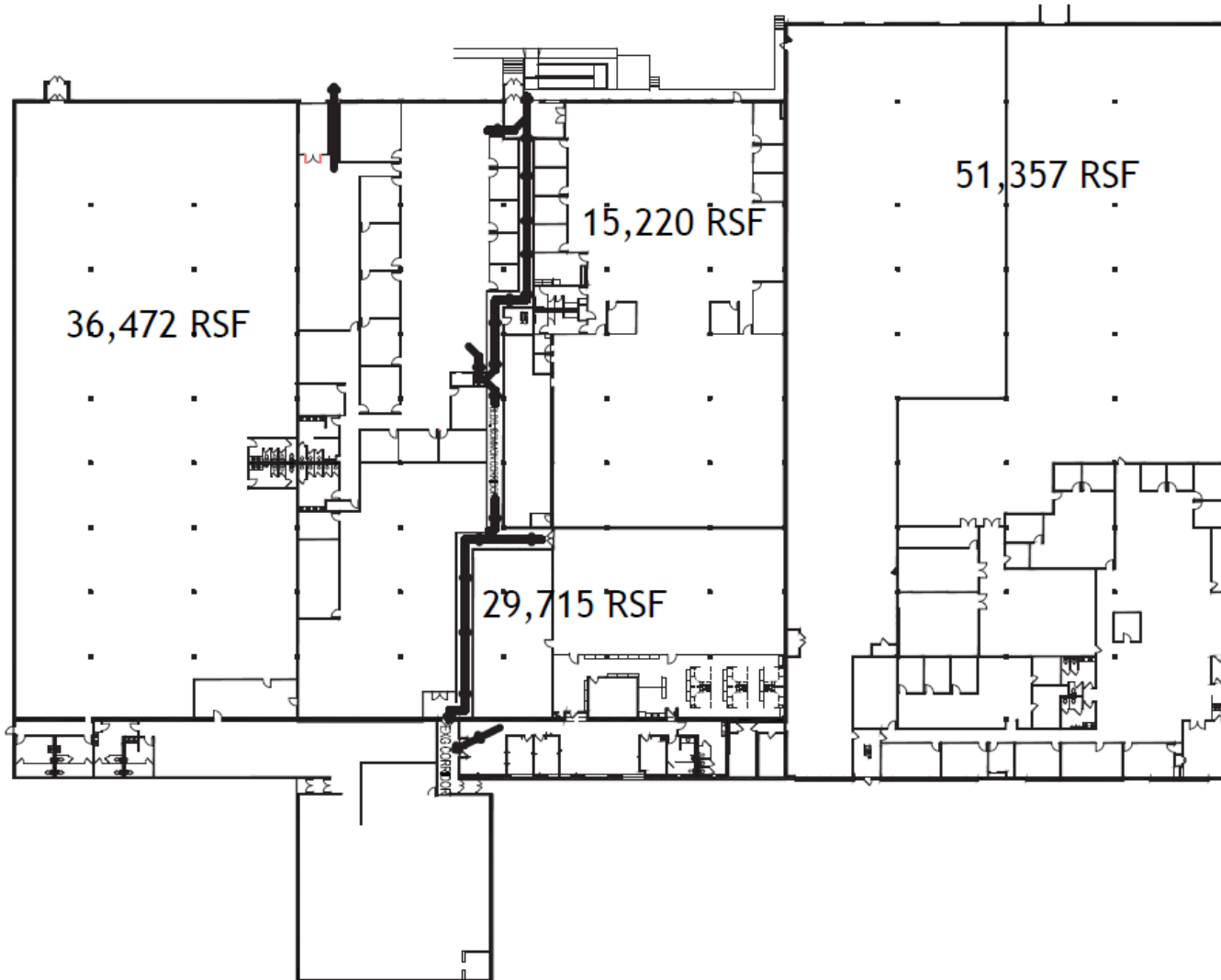
1964

YEAR BUILT

4+

NUMBER OF SUITES

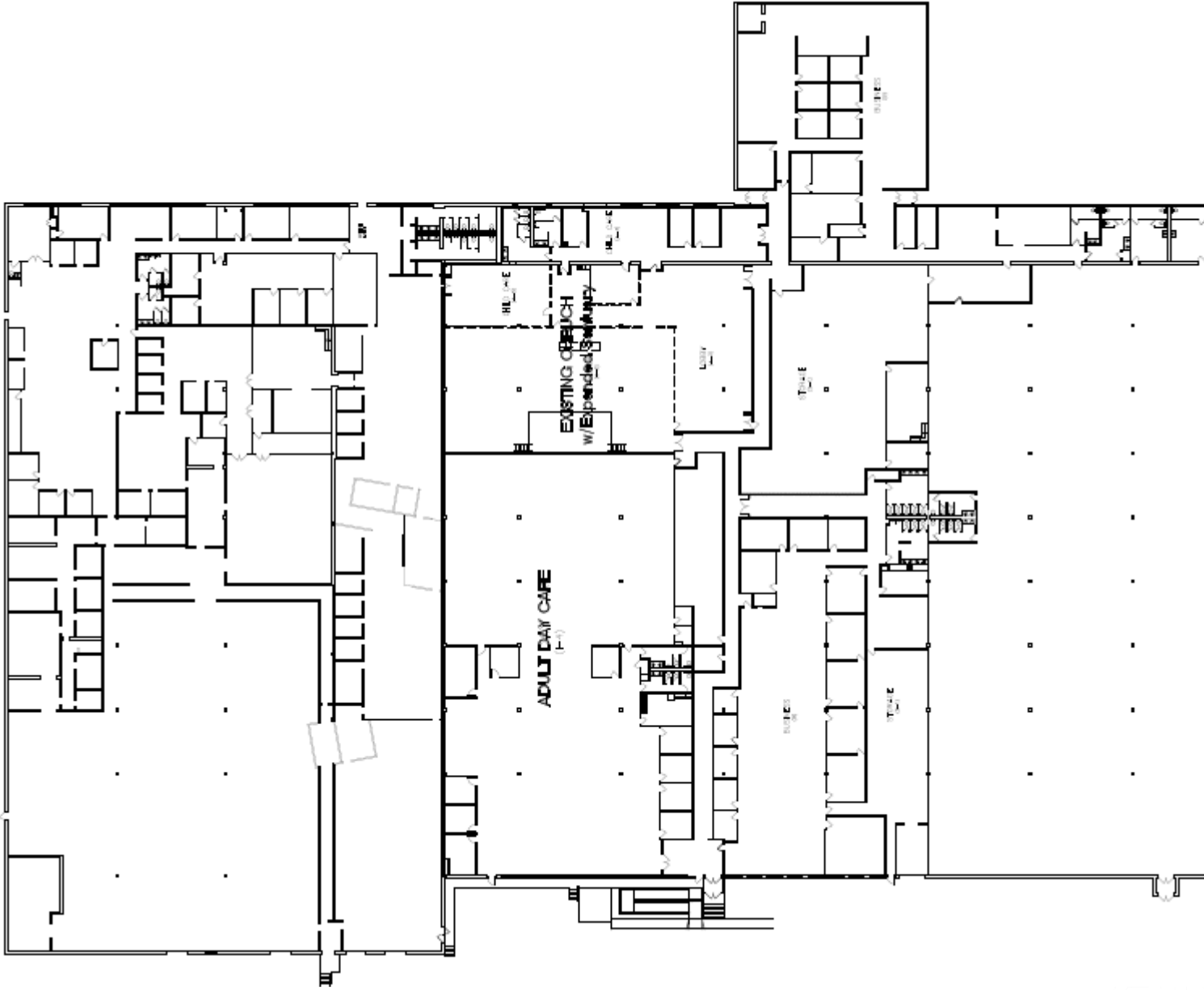
PARTIAL FLOOR PLAN



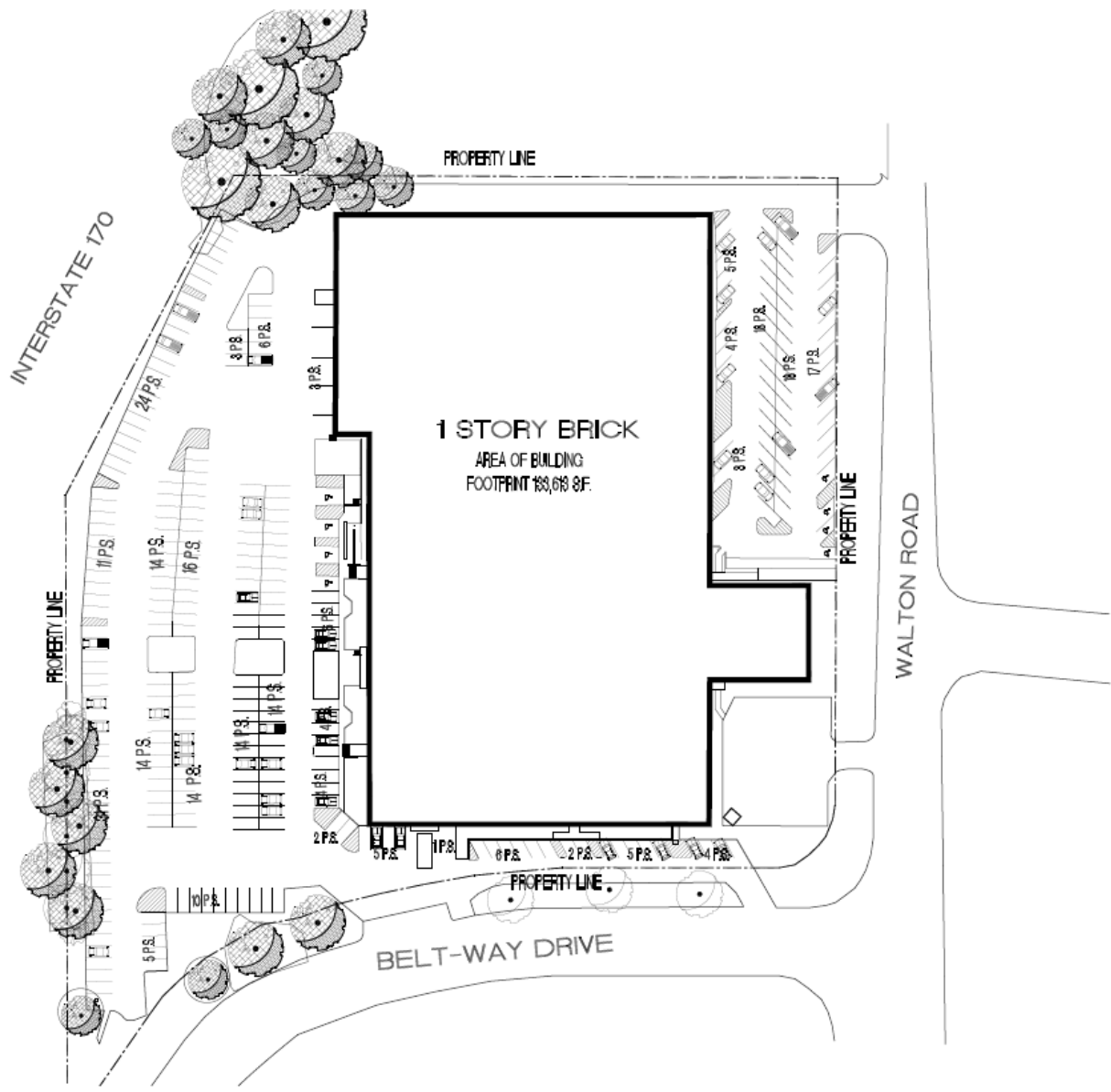
**2001-85
WALTON RD.**

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



SITE PLAN



1" = 40'-0"  EXIST. SITE PLAN
 INFLUENCE CHURCH



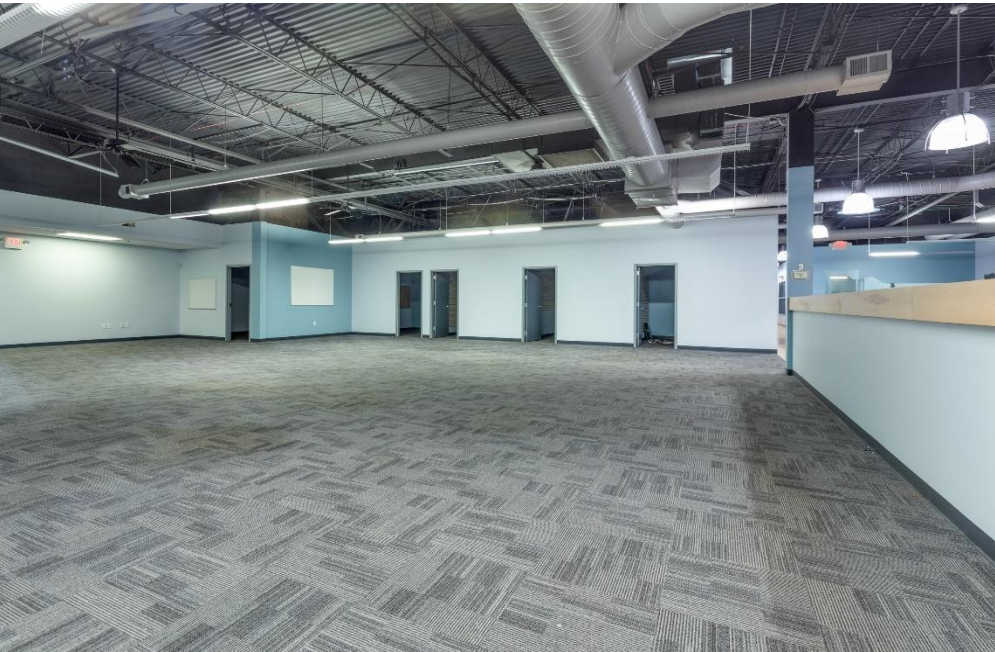
AERIAL



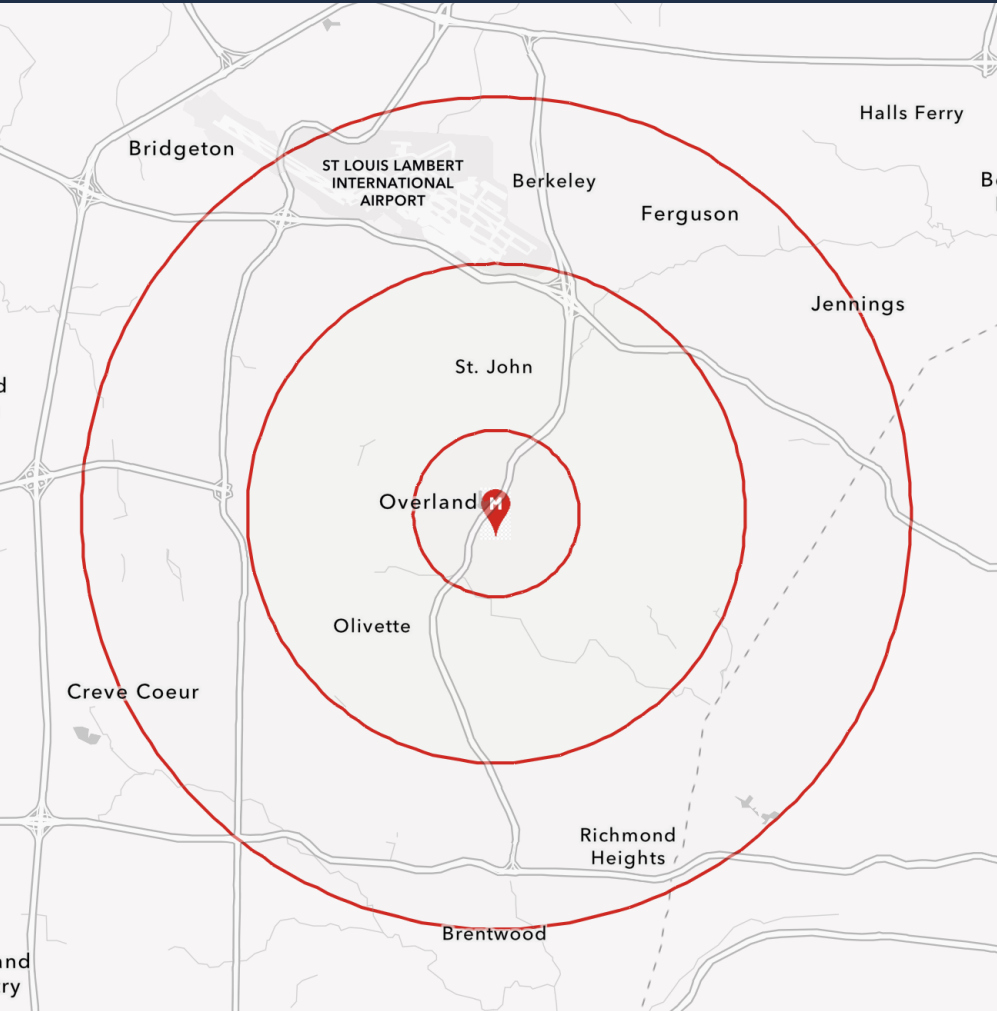
PROPERTY SPECIFICATIONS

Property Address	2001-2085 Walton Road, Overland, MO 63114
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'x40' Staging
Clear Height	14'
Floor Thickness	6" Reinforced Concrete
Roof	45-Mil TPO, mechanically fastened (15 year warranty) - 2017
Loading	Seven (7) 8'x9' Dock Doors One (1) 9'x10' Drive-in Door
Sprinkler Type	Wet - Type 2
Warehouse Heat	Gas-fired Unit Heaters & Split System RTU's
Electrical System	1,200 Amps/480V/3-Phase
Warehouse Lighting	T-5 & T-8 Lighting
2024 Taxes	\$363,311
Utilities	Natural Gas: Spire Gas Water/Sewer: Missouri American Water & MSD Electric: Ameren UE Zoning: Light Industrial

2001-2085 WALTON ROAD



2001-2085 WALTON ROAD



DEMOGRAPHIC INFO (1 MILE RADIUS)



\$51,905

Median Household
Income



\$28,096

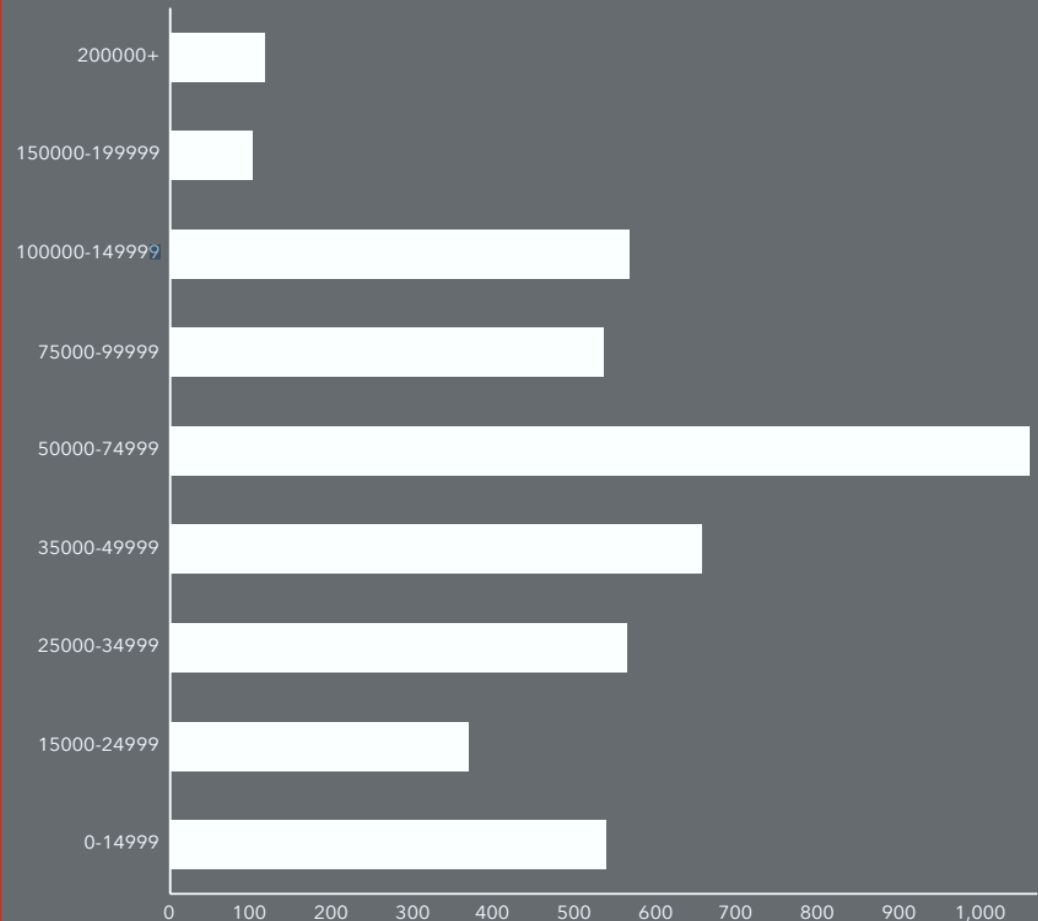
Per Capita
Income



\$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.



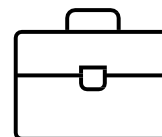
**LAMBERT
AIRPORT**

4 MILES



DOWNTOWN

14 MILES



**CLAYTON
CENTRAL
BUSINESS
DISTRICT**

6 MILES

MANOR REAL ESTATE

NON-DISCLOSURE & CONFIDENTIALITY AGREEMENT

The information included in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from manor real estate and should not be made available to any other person or entity without written consent. This offering memorandum has been prepared to provide prospective investors with summary information and establish a preliminary level of interest in the property referenced herein. The information within this offering memorandum is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future protected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical conditions of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information included in this offering memorandum has been obtained from sources believed to be reliable by Manor Real Estate; however, all potential buyers and investors must take appropriate measures to investigate and verify the income and expenses for any specific property. By receipt of this memorandum, you agree that this memorandum and its contents are of confidential nature, that you will hold and treat it in the strictness of confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner.



BEN CHERRY, CCIM
Principal



EDDIE CHERRY, CCIM
Principal



MANOR



MARK CLARKSON, CCIM
Director of Brokerage



CALEB ANTHONIS
Senior Associate

Manor Real Estate is a full-service, locally-owned real-estate firm established by Don Cherry in 1971. Manor, headquartered in St. Louis, focuses primarily on commercial real estate. With an eye toward future growth, the Manor team has developed a unique approach that uses progressive technology to market properties and connect with decision-makers. With the seasoned yet next-gen team, the Manor team relies on the “Three R’s: Relationship, Reputation, and Results” to grow its presence in the St. Louis market. Manor’s commercial brokerage team consists of Ben Cherry, Eddie Cherry, Mark Clarkson, and Caleb Anthonis, who all work collaboratively on behalf of their client’s real estate needs to achieve their goals.

LICENSURE

- Missouri
- Illinois
- Kansas

SERVICES OFFERED

- Seller Representation
- Buyer Representation
- Landlord Representation
- Tenant Representation
- Consulting
- Land Assemblage Services
- Broker Valuation Services

PROFESSIONAL AFFILIATIONS

- St. Louis CCIM Chapter
- St. Louis Association of Realtors
- Missouri Association of Realtors
- National Association of Realtors

AWARDS & ACHIEVEMENTS

- (#15) Most Active Commercial Real Estate Firms (2022)
St. Louis Business Journal
- (#22) Largest Commercial Real Estate Firms (2022)
St. Louis Business Journal

2022 TRANSACTION VOLUME

- Manor completed **94** Lease Transactions totaling **252,359 SQUARE FEET**
- Manor completed **23** Sale Transactions totaling **465,594 SQUARE FEET**
- Manor’s Cumulative Transaction volume in dollars for 2022 was **\$41,860,252**

2001-2085 WALTON ROAD

BEN CHERRY, CCIM
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