

**MULTI-TENANT FLEX
PROPERTY FOR SALE**



SCAN HERE!



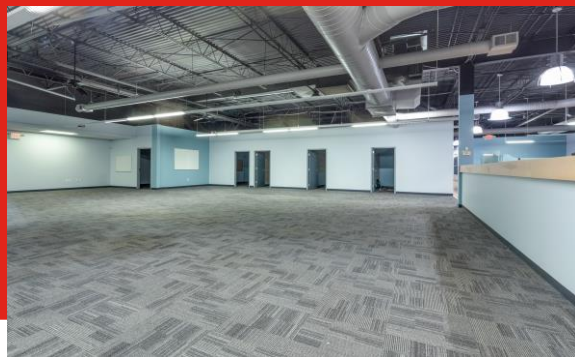
BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115

Ben@ManorRealEstate.com

**2001-2085 WALTON ROAD
OVERLAND, MO 63114
135,074 S.F. | 7.27 ACRES
\$9,250,000 (\$68.48/S.F.)**

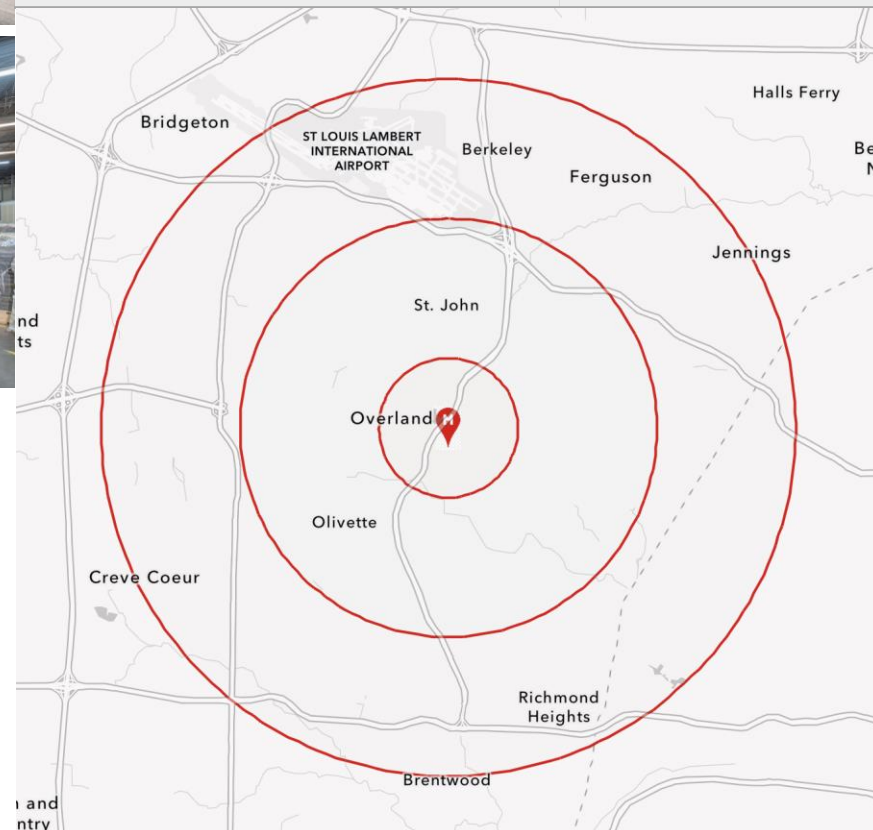
PROPERTY INFORMATION



- PRIME 135,000 S.F. FLEX OFFICE WAREHOUSE BUILDING CONSISTING OF 4 UNITS
- OPPORTUNITY FOR MULTI-TENANT OR SINGLE USER
- 100% A/C THROUGHOUT AND FULLY-SPRINKLERED BUILDING (WET SYSTEM)
- FEATURES (7) 8' X 9' DOCK DOORS AND (1) 9' X 10' DRIVE IN DOOR
- 45 MIL TPO ROOF INSTALLED IN 2017 WITH 15-YEAR WARRANTY
- CENTRALLY-LOCATED IN OVERLAND, MO WITH FRONTAGE ON I-170

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



SCAN HERE!

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

**2001-2085 WALTON ROAD
 OVERLAND, MO 63114
 135,074 S.F. | 7.27 ACRES
 \$9,250,000 (\$68.48/S.F.)**

SITE PLAN



SCAN HERE!

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115

Ben@ManorRealEstate.com

**2001-2085 WALTON ROAD
OVERLAND, MO 63114
135,074 S.F. | 7.27 ACRES
\$9,250,000 (\$68.48/S.F.)**

Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.