

**CHESTERFIELD VALLEY
WAREHOUSE BUILDING**

EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

PAUL FUSZ

Fusz Properties LLC
Paul@FuszProperties.com

17906 EDISON AVENUE
CHESTERFIELD, MO 63005
32,592 S.F. | \$12.50/S.F. N.N.N.

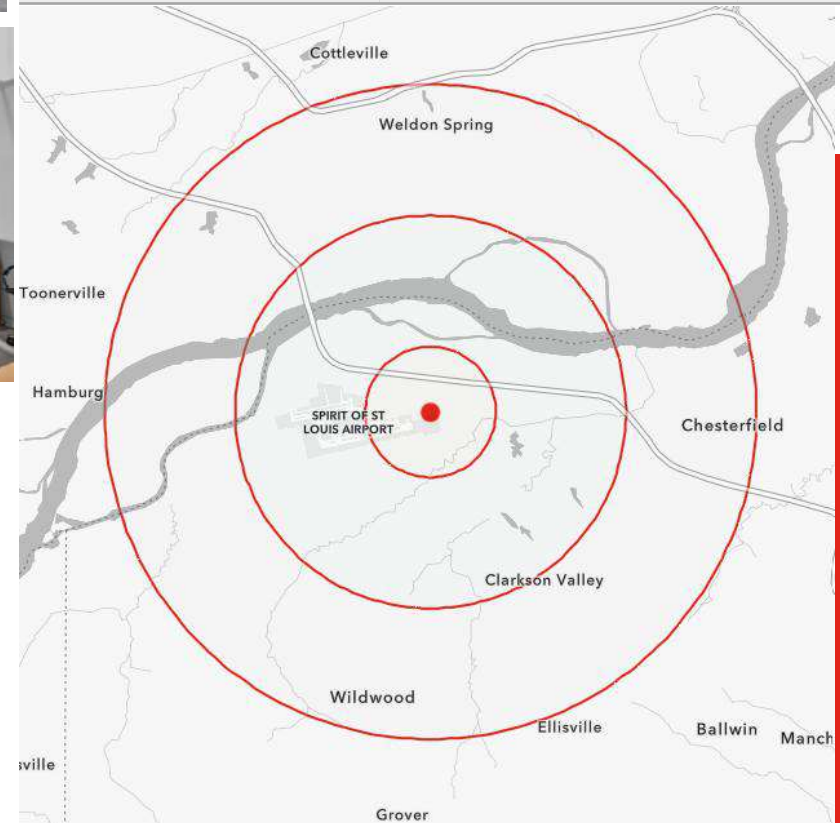
PROPERTY INFORMATION



- **FREE-STANDING 32,592 SF WAREHOUSE BUILDING**
- **6 DOCKS + 1 DRIVE-IN, 20' CLEARANCE, FULLY-SPRINKLERED, 35' COLUMN SPACING**
- **~1,200 S.F. OF OFFICE SPACE**
- **2003 CONSTRUCTION ON LARGE 3 ACRE LOT**
- **SINGLE OWNER-OCCUPANT OF 23 YEARS, FIRST TIME AVAILABLE**
- **DESIGNED BY FAMED ARCHITECT TOM HALL**
- **PRIME CHESTERFIELD VALLEY LOCATION WITH IMMEDIATE PROXIMITY TO I-64, SPIRIT AIRPORT**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		601	16,064	76,349
HOUSEHOLDS		166	5,705	28,902
AVERAGE HH INCOME		\$316,548	\$278,332	\$221,998



EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

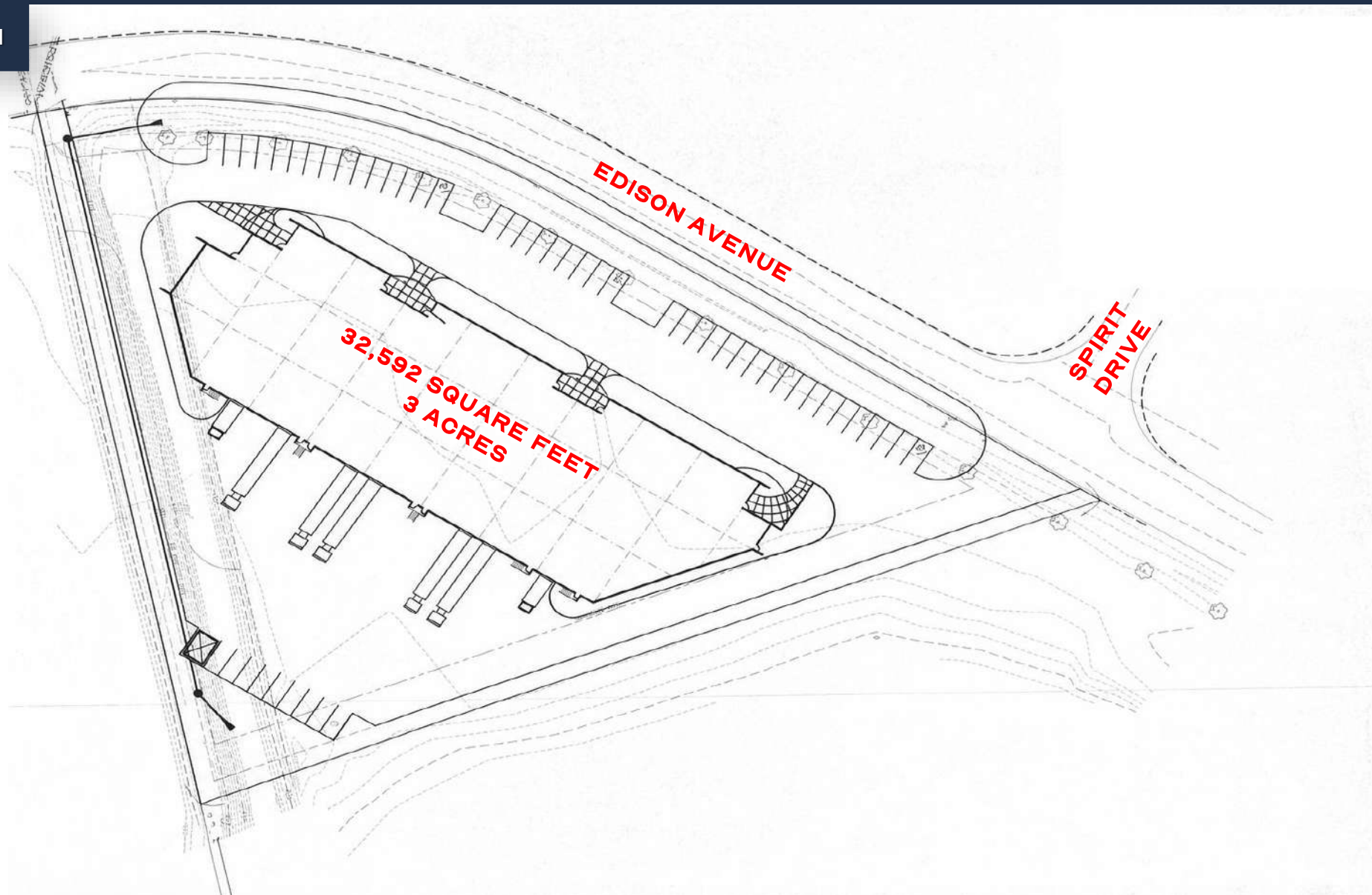
Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

PAUL FUSZ

Fusz Properties LLC
Paul@FuszProperties.com

**17906 EDISON AVENUE
 CHESTERFIELD, MO 63005
 32,592 S.F. | \$12.50/S.F. N.N.N.**

SITE PLAN



EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

PAUL FUSZ

Fusz Properties LLC
Paul@FuszProperties.com

17906 EDISON AVENUE
CHESTERFIELD, MO 63005
32,592 S.F. | \$12.50/S.F. N.N.N.

AERIAL



ST. LOUIS PREMIUM OUTLETS



CHESTERFIELD COMMONS



EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

PAUL FUSZ

Fusz Properties LLC
Paul@FuszProperties.com

17906 EDISON AVENUE
CHESTERFIELD, MO 63005
32,592 S.F. | \$12.50/S.F. N.N.N.