

INDUSTRIAL BUILDING FOR SALE or LEASE

4659 WORLD PARKWAY CIRCLE

Berkeley, MO 63134

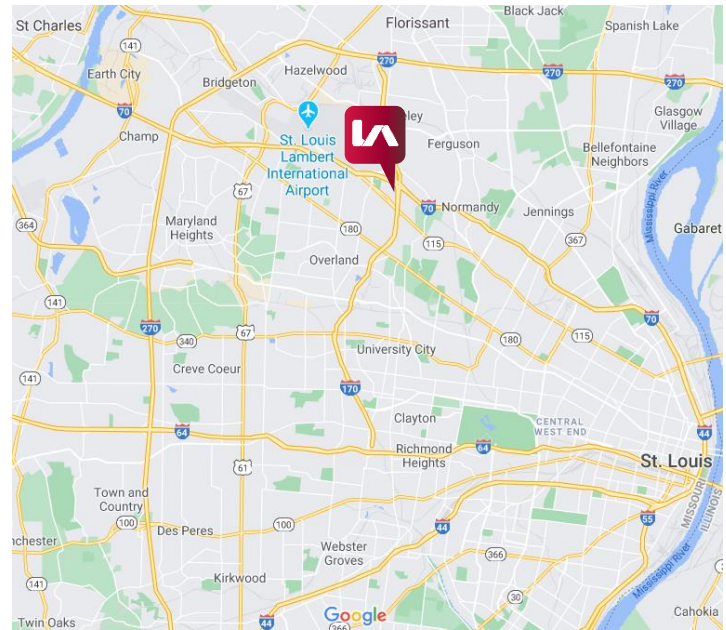
LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



PROPERTY INFORMATION

- AVAILABLE SF:** 40,000 SF on 2.6 Acres
30,000 SF warehouse
10,000 SF two-story office
- CLEAR HEIGHT:** 24'
- LOADING:** 9 Docks
2 Drive-ins
- SITE:** Built in 1996
Great accessibility to I-70 and I-170
Located 1 mile from Lambert International Airport
- SALE PRICE:** \$3,500,000
- LEASE RATES:** 7.75 PSF, NNN



**THOMAS R. HOMCO, SIOR
OWNER/BROKER**

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