



FOR SALE OR LEASE

732-756 Goddard Avenue

Chesterfield, MO 63005

Asking Price:

\$4,665,220
(\$140.00 PSF)

Lease Rate:

\$12.95 PSF, NNN

CONTACT US

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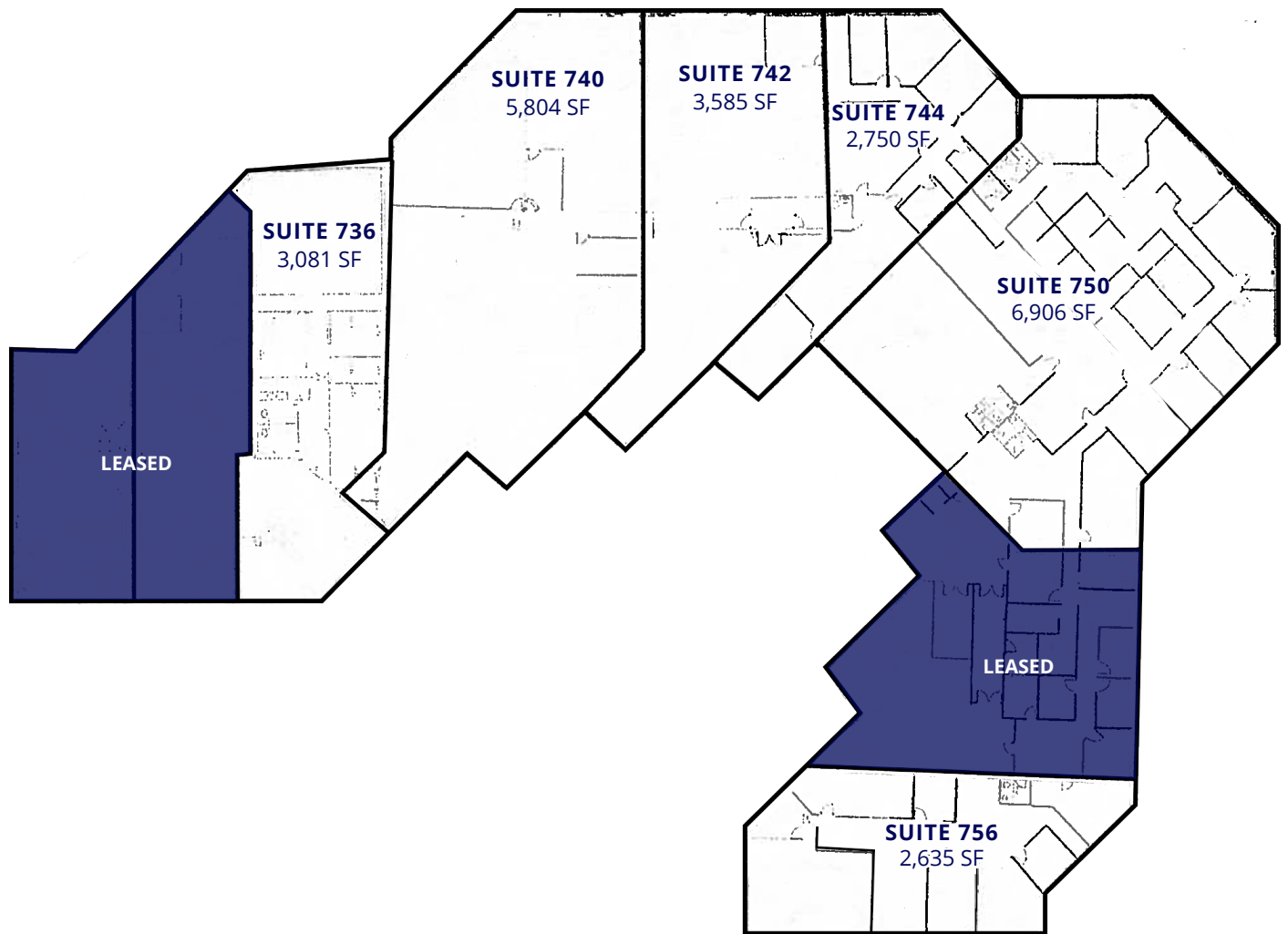
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Flex/Office Warehouse Available in Chesterfield Valley

Highlights

- 33,323 SF flex/office warehouse building
- Up to 24,761 SF available for lease or owner/user opportunity
 - Suite 736 - 3,081 SF
 - Suite 740 - 5,804 SF
 - Suite 742 - 3,585 SF
 - Suite 744 - 2,750 SF
 - Suite 750 - 6,906 SF
 - Suite 756 - 2,635 SF
- 14' clear ceiling heights
- Dock-high loading and drive-in available
- Fully air-conditioned units available
- 3.5/1,000 SF parking ratio
- Highway visibility to I-64

FLOORPLAN



LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
2 Miles	2,847	879	\$268,366	1,196	15,769
4 Miles	30,298	11,254	\$208,282	1,961	29,061
6 Miles	120,199	45,487	\$174,528	5,270	71,857

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