

For Lease or Sale | Ideal for Owner/User

CBRE

2,953 to 5,284 SF Available for Lease or Owner Occupant

15,285 SF Office/Flex Building on 1.38 Acres

632-636 Trade Center Blvd.
Chesterfield, MO 63005
www.cbre.com/stlouis

Lease Rate: \$11.50/SF, NNN | Sale Price: \$2,728,000



AVAILABLE SPACES

2,953 SF	Currently finished 100% office (with dock door at rear)
3,853 SF	Currently 100% finished with air-conditioned warehouse (with ramped drive in at rear)
1,431 SF	Warehouse adjacent to 3,853 SF space can be combined for a total of 5,284 SF

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Chesterfield, MO 63005

Property Overview

- + Zoned "M-3 Planned Industrial"
- + St. Louis County Locator #17V-32-0101
- + Fifty-four (54) parking spaces
- + Built in 2001
- + Approximately 18' clear height in warehouse/storage areas

PROPERTY LEVEL FINANCIALS AND RENT ROLL
AVAILABLE UPON REQUEST

\$11.50/SF

Lease Rate (NNN) (utilities and janitorial service
paid directly by tenant)

\$2,728,000

Sale Price



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Location Summary

Located just west of Long Road in the highly desirable Chesterfield Valley area, 632-636 Trade Center Blvd. is approximately 1.4 miles from Spirit of St. Louis Airport, making the property incredibly convenient for users who need quick access to the airport for business and/or personal flights. In addition, the newly developed Gateway Studios complex is also located just to the West of the subject as well.

632-636 Trade Center Blvd. offers exceptional access to and from I-64 via Long Road and Chesterfield Airport Road and is located close to dozens of restaurants, retail and service-oriented businesses in Chesterfield Valley and is convenient for both employees and visitors coming from all parts of both St. Louis and St. Charles County.



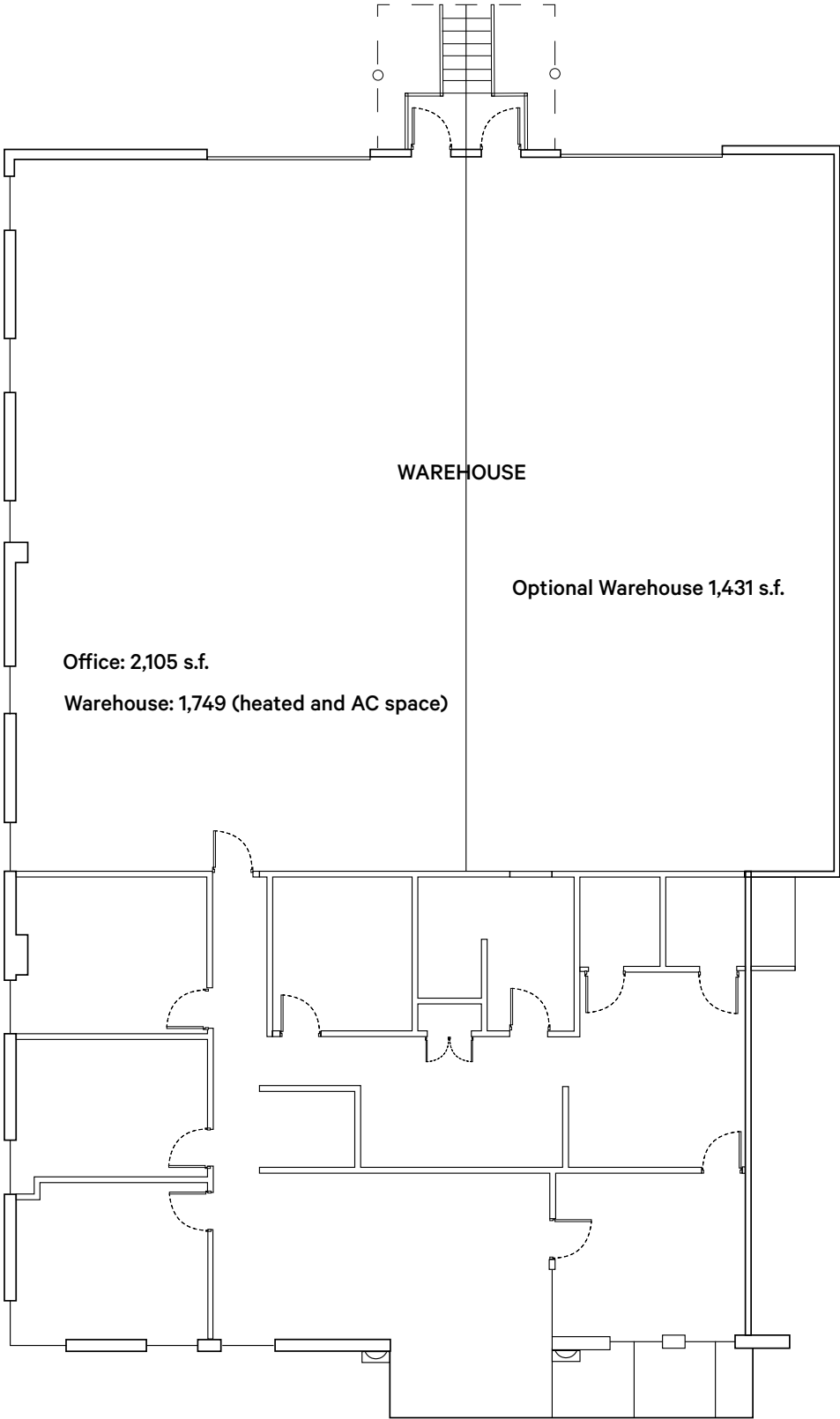
Third-Party Tenancy Provides Near Term Income for Partial Building Owner/User

632-636 Trade Center Blvd. is being offered for sale on behalf of the current owner who would sign a lease for their current 2,953 SF space or can relocate if the buyer wants to occupy the suite.

There are currently two (2) third party tenants in addition to the current owner who would stay and sign a lease should the buyer want them to stay. The third-party tenants have lease expirations of 2027 and 2028 respectively; as a result if a buyer should need additional space for its operations in the coming years that is possible as well.

AVAILABLE SUITES			
Suite	Square Footage	Lease Expiration	Notes
632-A	2,953	9/30/2027	Owner suite, available for lease or owner-user
632-B	3,460	9/30/2028	
634	3,588	6/11/2027	
636	3,853	NA	Currently vacant, 100% office finish at present
636-A	1,431	NA	Warehouse space, can be combined with Suite 636, currently utilized by owner
TOTAL	15,285		

Floor Plan



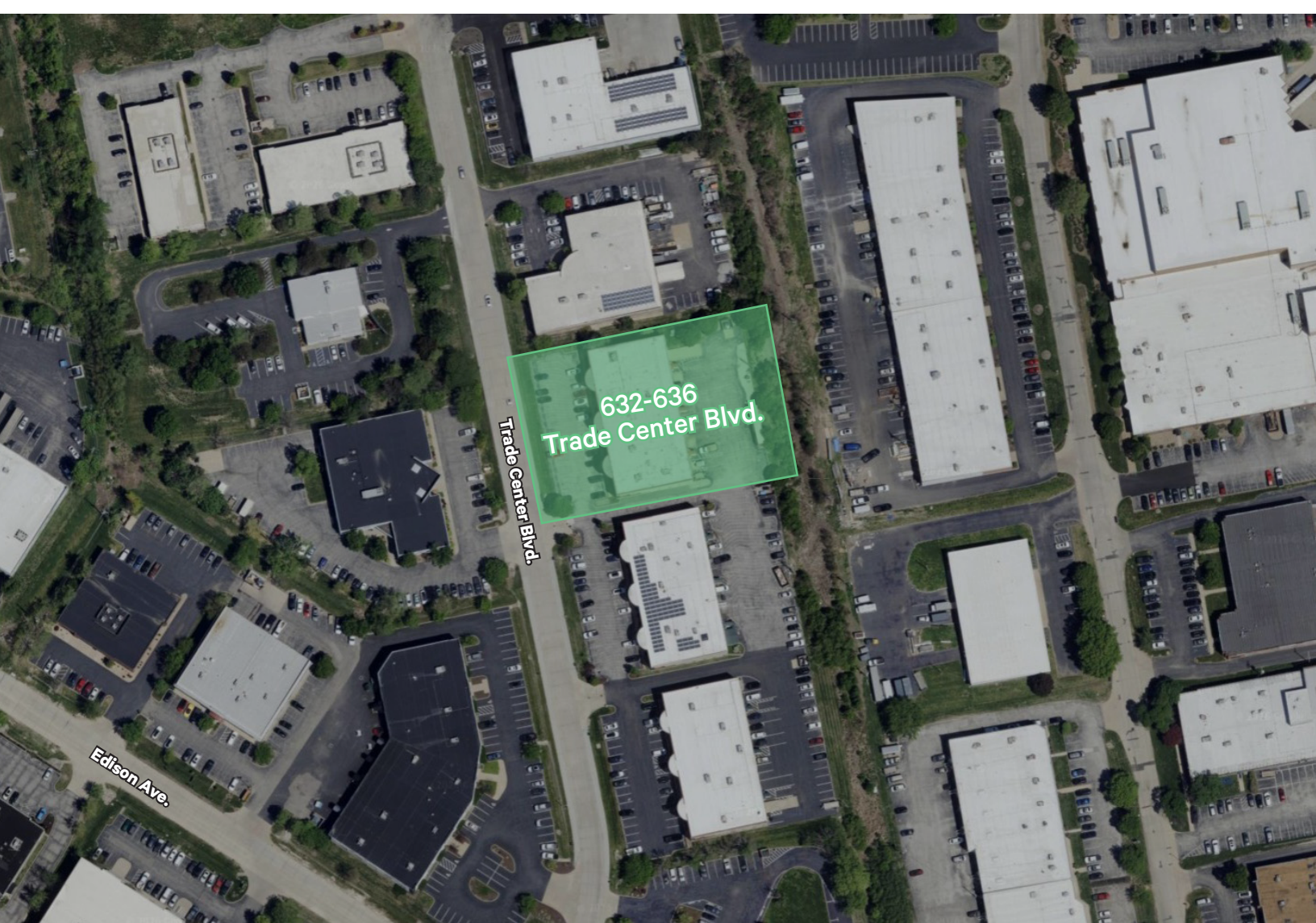
FLOOR PLAN
5284 SQ. FT. 1/8" = 1'- 0"



632-636 Trade Center Blvd.

Chesterfield, MO 63005

Site Aerial



Contact Info

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