

For Sale/Lease

NAIDESCO

1531 Fairview Ave

Overland, MO 63132



Property Highlights



For Sale/Lease
35,650 SF on 2.77 AC



Office / Warehouse
Building



Central Location at
Page and Warson



\$2,800,000 OR
\$6.50 / SF, NNN

For more information, please contact:



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Property Features

- 35,650 SF Office / Warehouse Building
- 2.77 AC Site
- Built in 1965
- 2025 Real Estate Taxes: \$85,999

\$ **Sale Price:**
\$2,800,000

\$ **Lease Rate:**
\$6.50 / SF, NNN

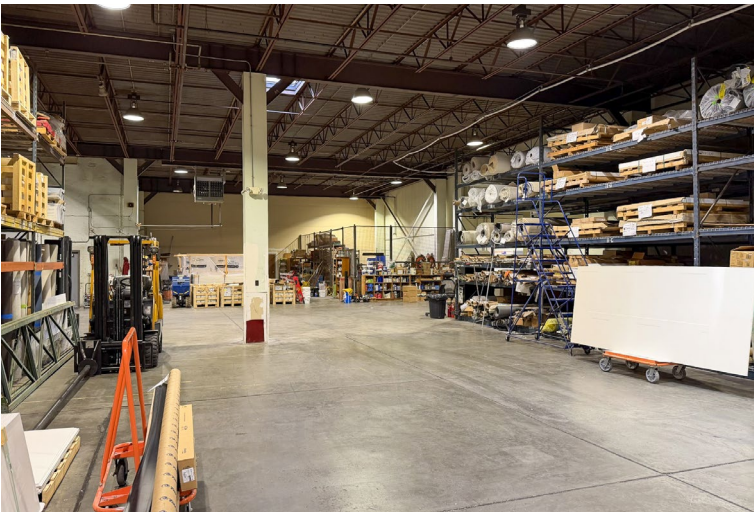


Suite B | 17,650 SF (available now)

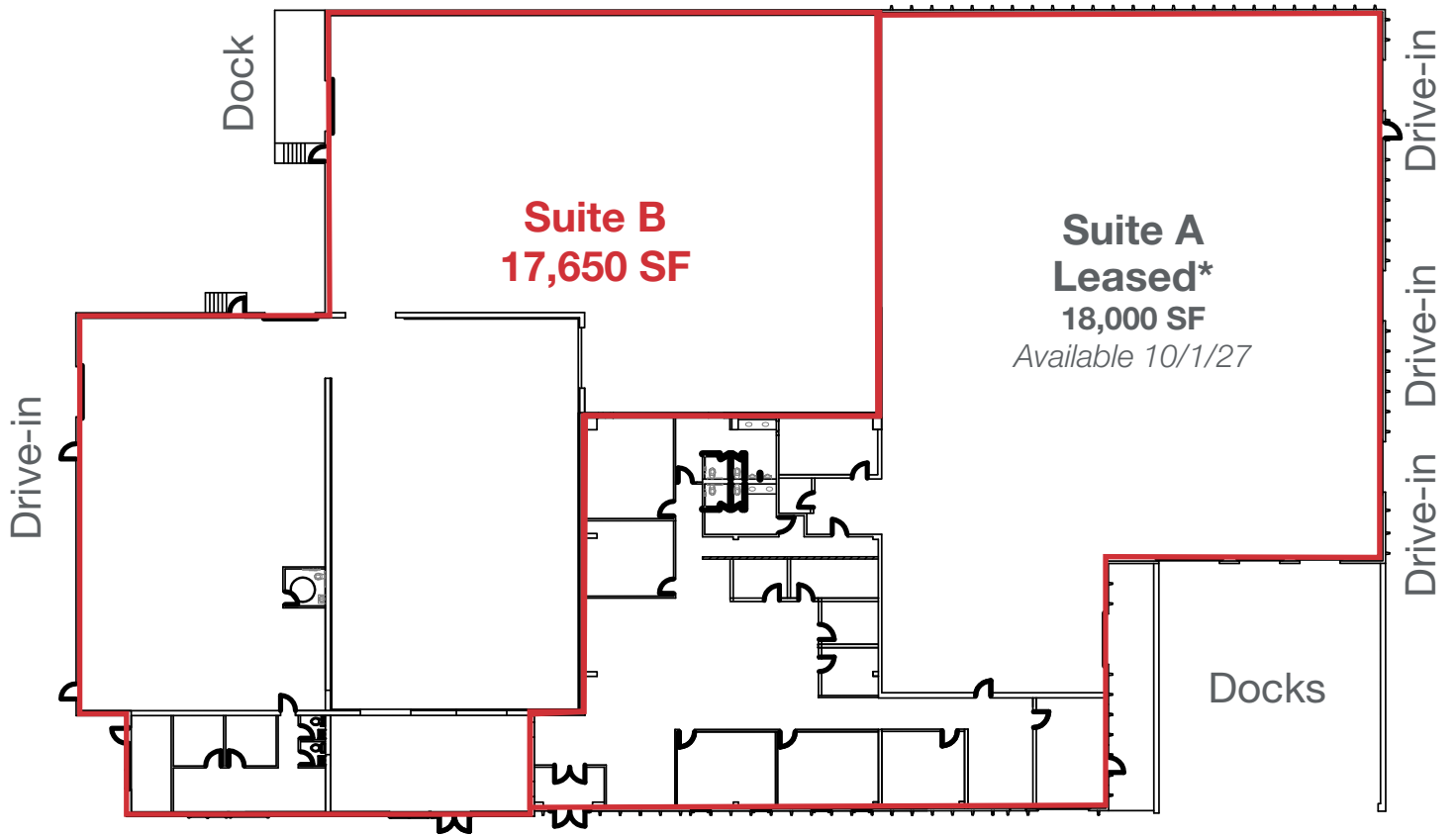
- 17,650 SF office/warehouse space
- 1,520 SF office area
- 12'-15'9" clear ceiling height
- (1) dock-high door & (1) drive-in door
- 3-phase electrical service

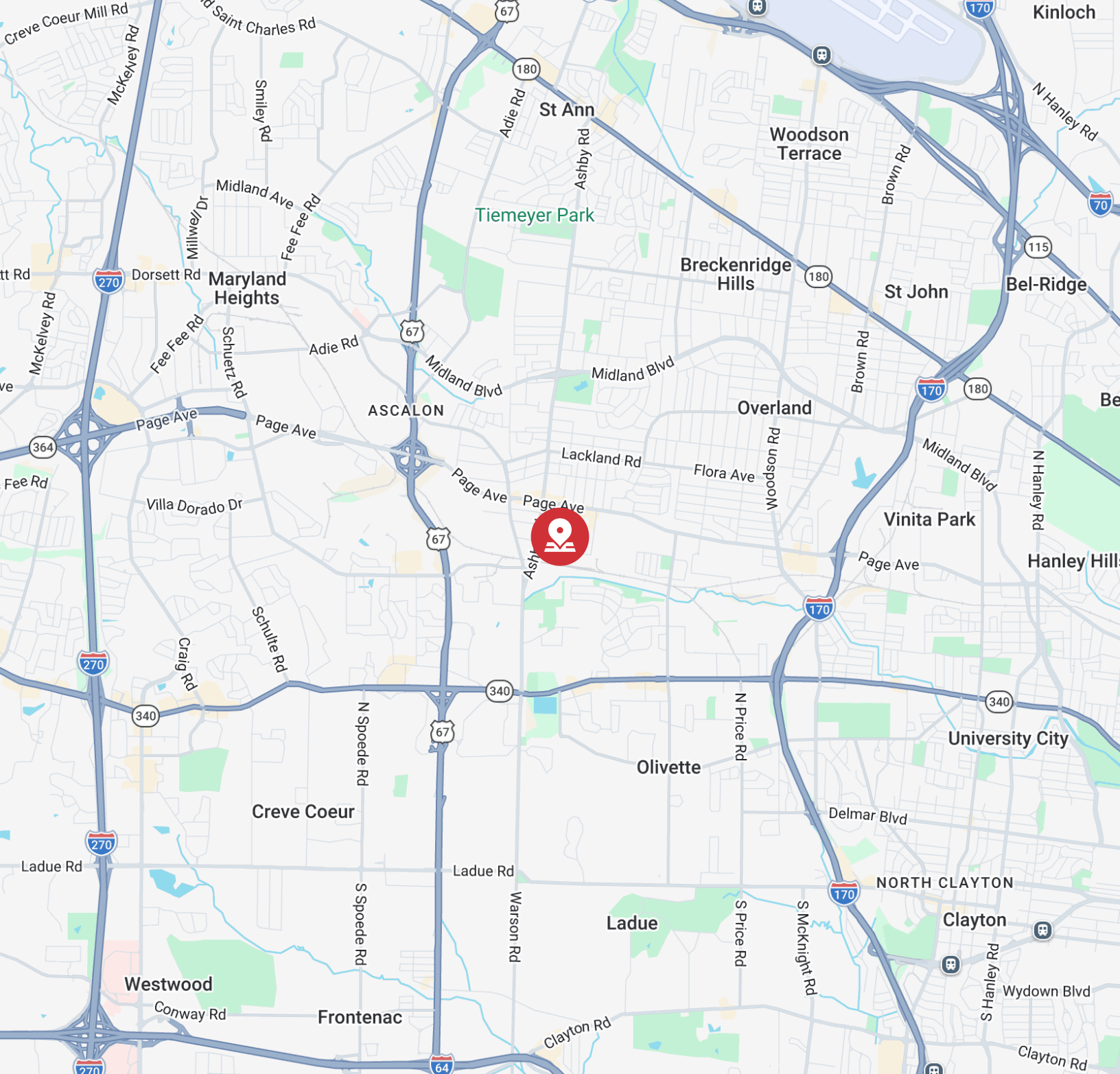
Suite A | 18,000 SF (available 10/1/27)

- 18,000 SF office/warehouse space
- 4,554 SF office area
- 17" clear ceiling height
- (3) docks (covered) & (3) drive-in doors
- 3-phase electrical service



1531 Fairview Ave
Office / Warehouse Building | 35,650 SF





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