

CHESTERFIELD FLEX CONDO



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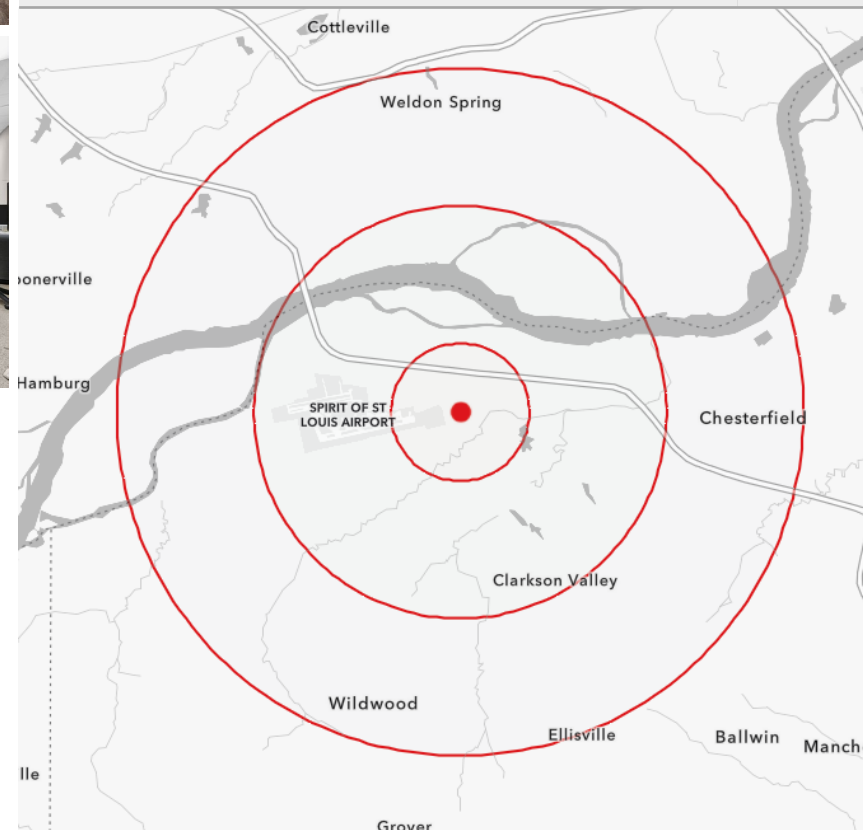
**175 CHESTERFIELD INDUSTRIAL BLVD.
ST. LOUIS, MO 63005
2,752 S.F. | \$459,000 (\$166.78/S.F.)**

PROPERTY INFORMATION



- **VERSATILE FLEX CONDOMINIUM IN PRIME CHESTERFIELD LOCATION**
- **EXCELLENT OWNER-OCCUPANT OPPORTUNITY**
- **DOCK-HIGH LOADING (CURRENTLY HAS CONCRETE DRIVE-IN RAMP)**
- **16' 8" CLEAR TO DECK**
- **FULLY-SPRINKLERED**
- **LOCATED IN CHESTERFIELD INDUSTRIAL WITH IMMEDIATE PROXIMITY TO I-64**

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| POPULATION | 1,024 | 17,502 | 79,645 |
| HOUSEHOLDS | 287 | 6,445 | 30,090 |
| AVERAGE HH INCOME | \$309,427 | \$254,710 | \$201,915 |



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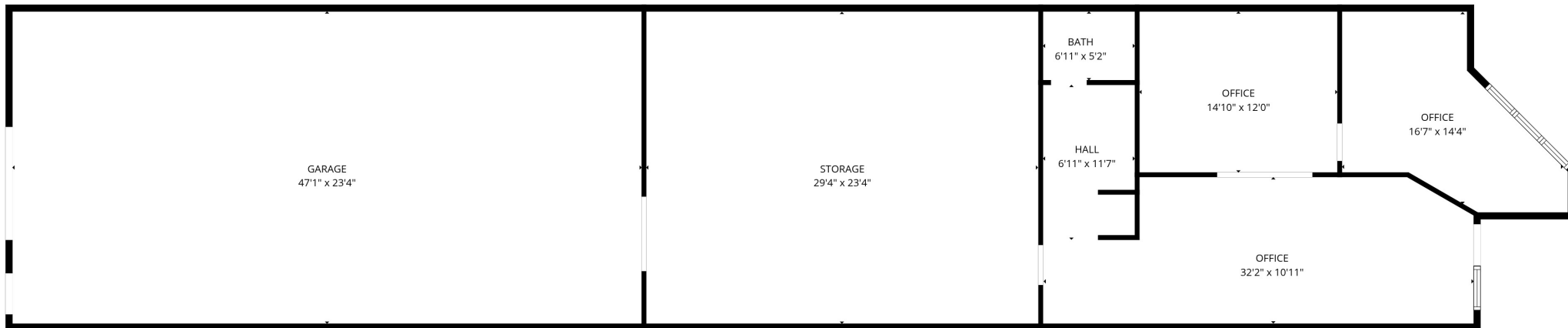
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FLOOR PLAN



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