

OFFICE/WAREHOUSE FOR SALE or LEASE

2222 MASON LANE

BALWIN, MO 63021

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

RARE BUILDING FOR SALE/LEASE ALONG MANCHESTER ROAD

PRICE REDUCTION!!



**10,528 SF Building on
0.689 Acres**

DAVID M. ZEIGLER, SIOR
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D 314-400-4001
C 314-496-9023

ANTHONY P. HASEK, III
ahasek@lee-associates.com
D 314-400-4002
C 314-503-4533

FOR SALE:
~~\$1,850,000~~
\$1,750,000

FOR LEASE:
\$12.50 PSF, NNN

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY INFORMATION

AVAILABLE SF:	10,528 SF	YEAR BUILT:	1979
OFFICE SF:	3,940 SF (1,600 SF on 2 nd Floor)	ROOF:	New Roof in 2019 (Transferrable 20 Yr Warranty)
CLEAR HEIGHT:	10' – 16.5'	ZONING:	M3-Planned Manufacturing
WAREHOUSE:	Fully Climate-controlled	ACCESS:	Signalized Access to Manchester Rd via Easement through Mungenast Lexus
LOADING:	1 Dock (2 Additional KOs)	FOR LEASE:	\$12.50 PSF, NNN
SITE:	0.689 Acres	FOR SALE:	\$1,750,000
PARKING:	16 Spaces		



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PROPERTY AERIAL



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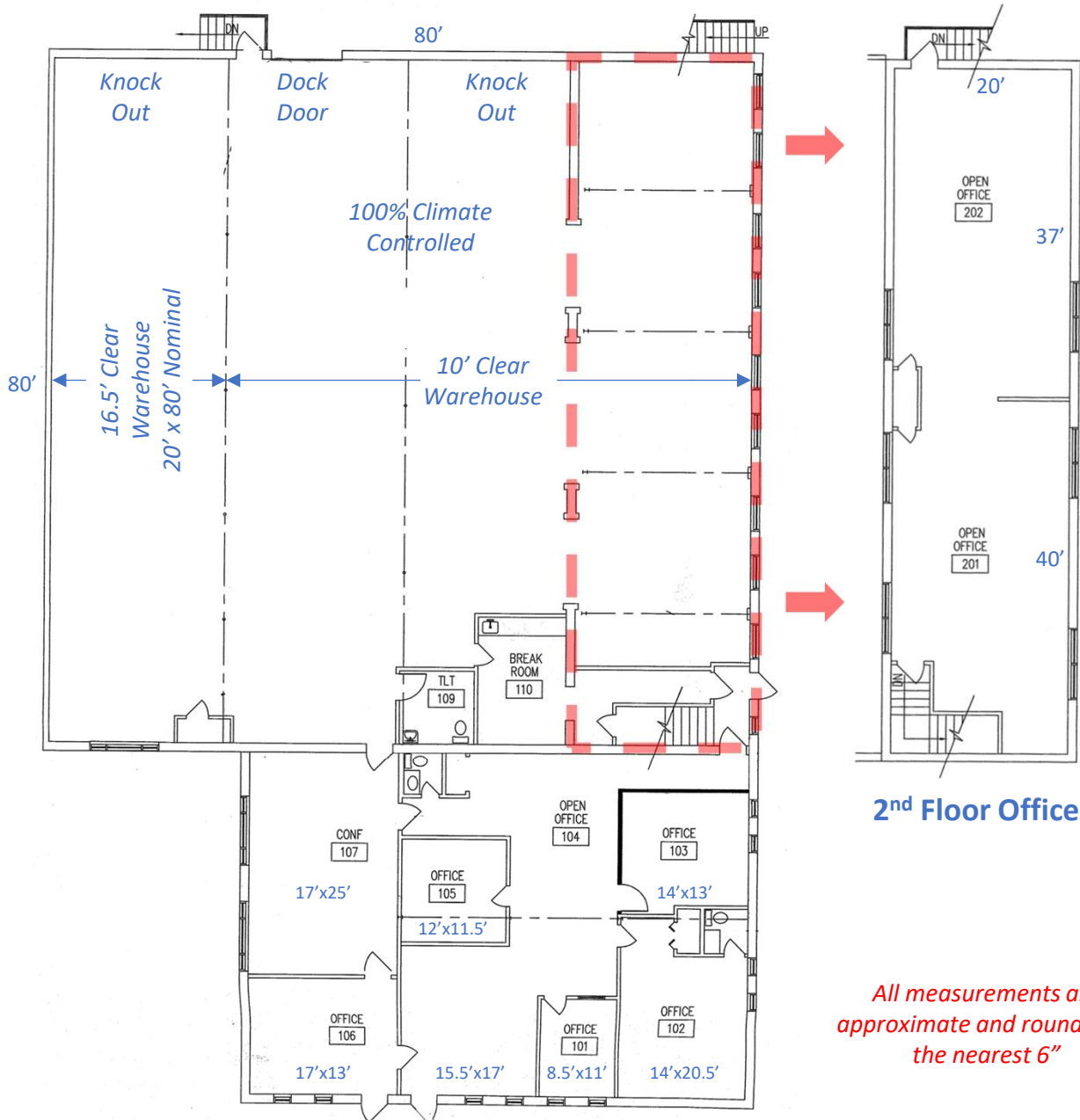
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FLOOR PLAN



All measurements are approximate and rounded to the nearest 6"

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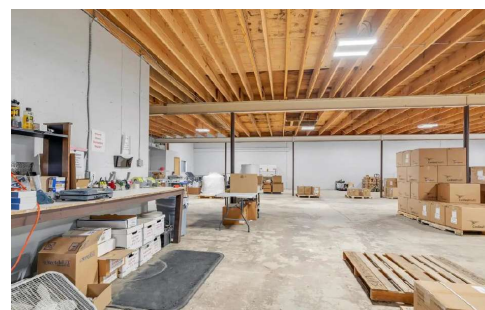
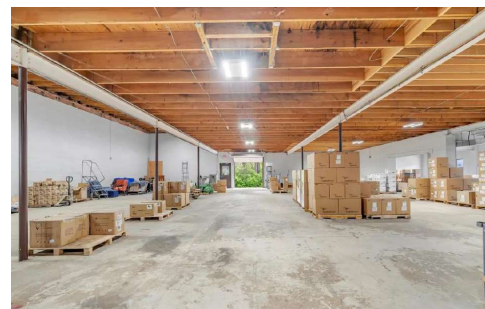
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