

For Sale/Lease

NAIDESCO

4581 Commerce Ave
High Ridge, MO 63049



Property Highlights



For Sale/Lease
12,540 SF on 1.63 AC



Office / Warehouse
Building



Large Fenced
Outside Storage



\$1,550,000 OR
\$9.95 /SF, NNN

For more information, please contact:



Kevin McKeon, CCIM

d (314) 994 - 4287

c (314) 517 - 6739

kmckeon@naidesco.com

NAIDESCO

8112 Maryland Ave, Suite 300

St. Louis, MO 63105

(314) 994 - 4800

naidesco.com

Property Features

- 12,540 SF office/warehouse building on 1.63 AC
- 6,000 SF showroom/office space
- 2 dock doors & 1 drive-in door
- Clear height 10' x 12' under beam
- Large fenced outdoor storage area
- 14-year roof warranty remaining
- 2025 property taxes: \$13,187
- Conveniently located at Hwy 30 & Little Brennan Rd



Sale Price:
\$1,550,000



Lease Rate:
\$9.95 /SF, NNN



BOUNDARY SURVEY

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 6, T43N, R5E,
JEFFERSON COUNTY, MISSOURI

DIMENSIONS IN PARENTHESIS ARE FROM
RECORD INFORMATION ALL OTHERS ARE
AS MEASURED IN THE FIELD.

THE 1.0 ACRE TRACT TO LANDMARK EQUIPMENT CO., INC.
WAS GRANTED BY DOCUMENT RECORDED IN DB 830 PG 857
A NEW TITLE POLICY IS RECOMMENDED TO CLEAR UP
ANY TITLE ISSUES.

SCALE: 1" = 50'
0 50 100

SUBJECT TO ALL EASEMENTS
AND RESTRICTIONS.

TOTAL
AREA
114,602 sq. ft.
2.63 acres
PROPERTY DESCRIBED IN
DB 24 AT PG 325
TO RICHARD BUTLER TRUSTEE

LITTLE BRENNEN ROAD

JACOB INDUSTRIAL PARK
PB 97 PG 18

R.K. VALLEY SUBD.
PB 125 PG 1

BRENNAN PARK
PB 138 PG 12A

BASIS OF BEARINGS: DEED BOOK 904 PAGE 1853

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO BUTLER SUPPLY, INC. THAT AT JOHN DUDA'S REQUEST, WE
BURDINE AND ASSOCIATES, INC. IN THE MONTH OF OCTOBER, 2005, HAVE SURVEYED A
TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 43 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI, AND SAID SURVEY
IS IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR URBAN CLASS PROPERTY
BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL
RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

DAVID D. BURDINE, P.L.S. 3004003328
DANIEL R. ZERVAS, P.L.S. 2430
ARTHUR D. BURDINE, P.L.S. 2134
BURDINE AND ASSOCIATES, INC. 1110-D

10/18/05
DATE

4581 COMMERCE LN.

BOUNDARY

BURDINE AND ASSOCIATES, INC.

Registered Land Surveyors
636-282-1600

1638 Jeffco Blvd.
Arnold, Mo. 63010

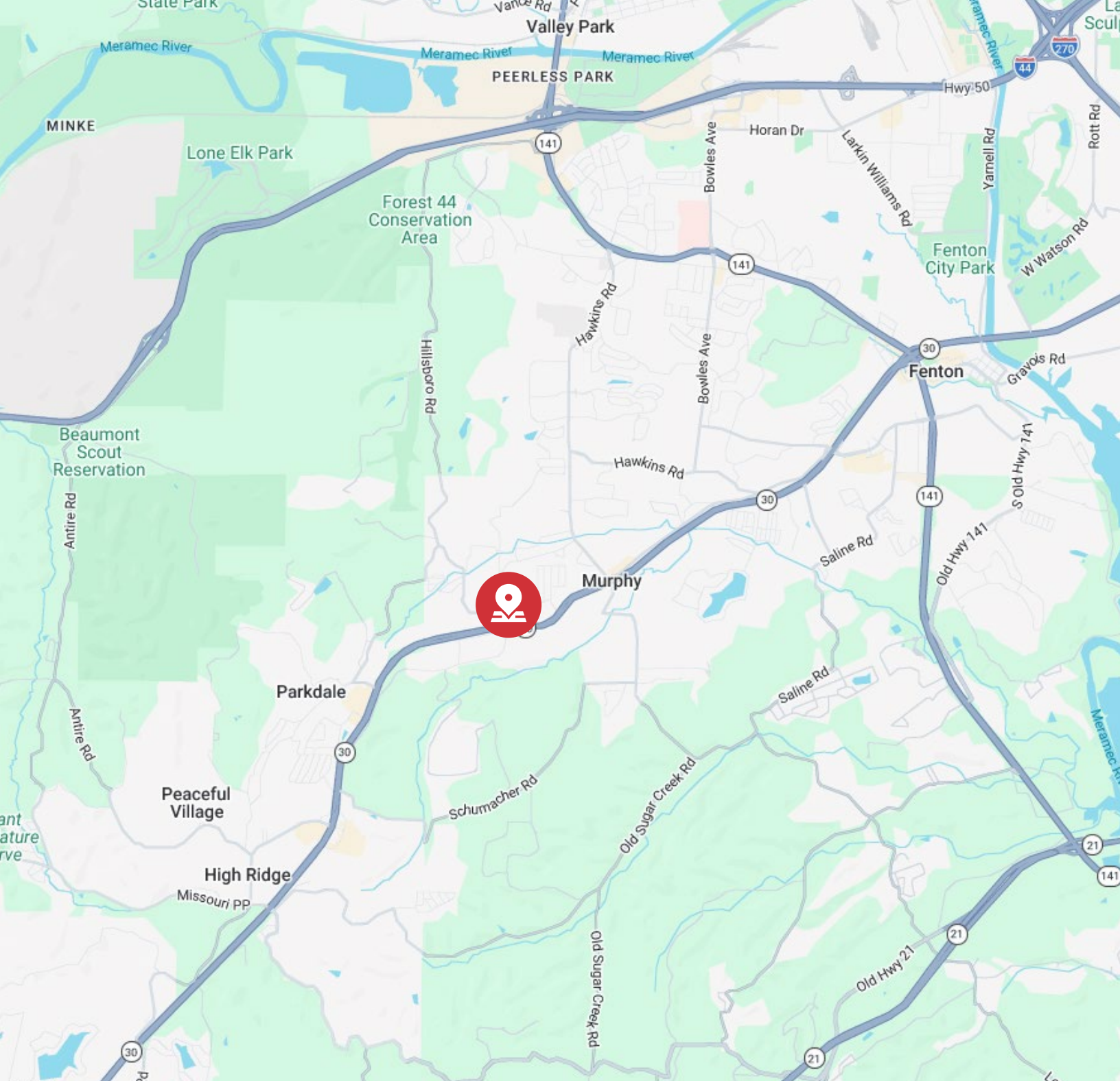
Located on
Jeffco Blvd.
South of Church Rd.

FIELDWORK BY: *RB* CHECKED BY: *DRZ* PROJECT NO.:

DRAWN BY: *DDB* DATE: *OCT 18, 2005*

05138

SHEET NO: | OF |



Kevin McKeon, CCIM

d (314) 994 - 4287

c (314) 517 - 6739

kmckeon@naidesco.com



NAIDESCO

8112 Maryland Ave, Suite 300

St. Louis, MO 63105

(314) 994 - 4800

naidesco.com