

OFFICE/WAREHOUSE FOR SALE

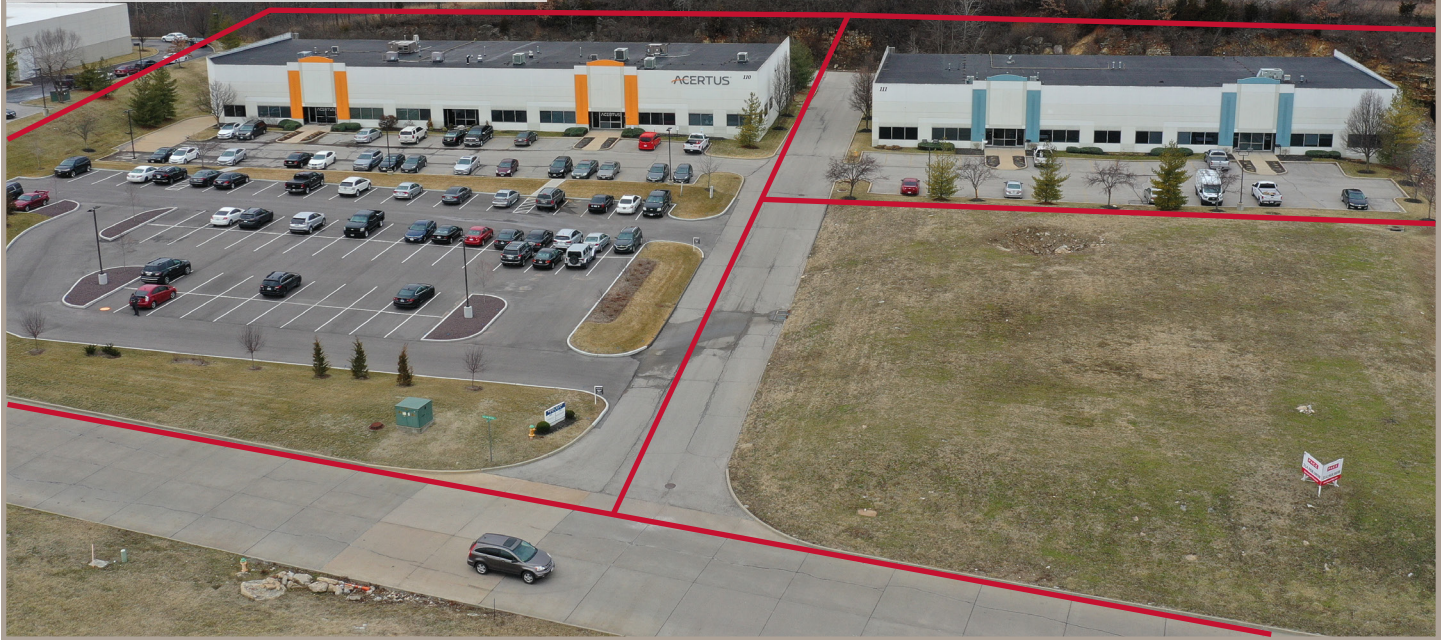
**110 - 111 ROCK CLIFF COURT
9763 GREEN PARK INDUSTRIAL DRIVE**

Green Park, Missouri 63123

PACE

PROPERTIES

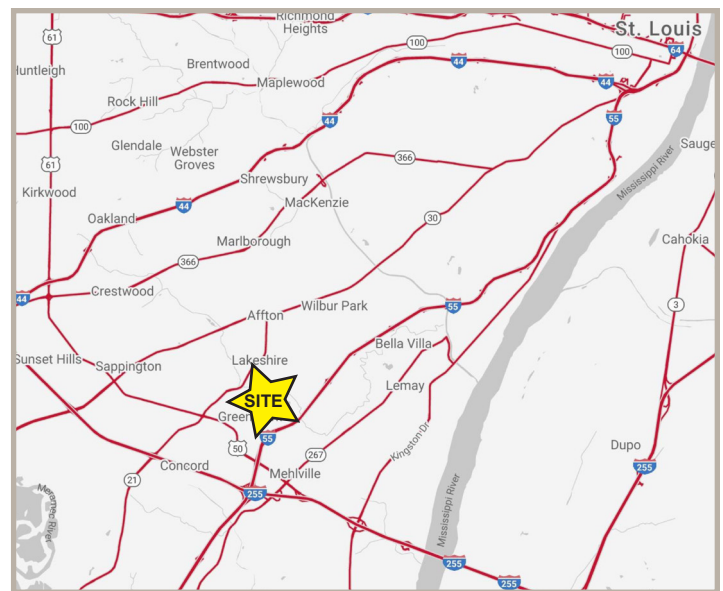
**TRIPLE NET INDUSTRIAL
INVESTMENT OPPORTUNITY**



SALE PRICE: \$4,495,000.00
(8.1% cap on year 1 projected NOI)
*Price includes the 1.14 acer
development lot

PROPERTY DETAILS

- 43,000 SF office/warehouse complex
- Two tenants with long-term leases
- Newer construction (2006)
- 6.31 acres
- 1.14 acre additional lot ready for development (15,384 SF)
- Highly sought after South County industrial space
- NOI \$363,500
- 100% leased
- Offers/Bids Due: June 7th, 2019



CONTACT US FOR MORE INFORMATION

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

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P A C E

P R O P E R T I E S



BUILDING DESCRIPTION

ADDRESS:	110 Rock Cliff Court	111 Rock Cliff Court	9763 Green Park Industrial Drive
ACRES:	3.25 Acres	1.92 Acres	1.14 Acres
BUILDING SF:	24,000 SF	19,000 SF	Up to 15,384 SF
YEAR BUILT:	2006	2006	-
CEILING HEIGHT:	18'	18'	-
ROOF:	EPDM (2006)	EPDM (2006)	-
SPRINKLER:	Wet Sprinkler	Wet Sprinkler	-
ELECTRICAL:	3P	3P	-
PARCEL #:	27J110301	27J110213	27J110192