

FOR SALE

20,208 SF Flex
User/Investor Opportunity



Accelerating success.



79-85 Weldon Parkway
Maryland Heights, MO 63043

CONTACT US

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Property Overview

Address: 79-85 Weldon Parkway
Maryland Heights, MO 63043

Building Size: 20,208 SF

Lot Size: 1.38 acres

Tenant Spaces: Four

Vacant SF: Approximately 11,679 SF

Leased SF: Approximately 8,427 SF

Loading: Four (4) docks

Year Built: 1971

Roof Condition: New TPO roof in 2025

In-Place Annual Gross Income: \$64,538

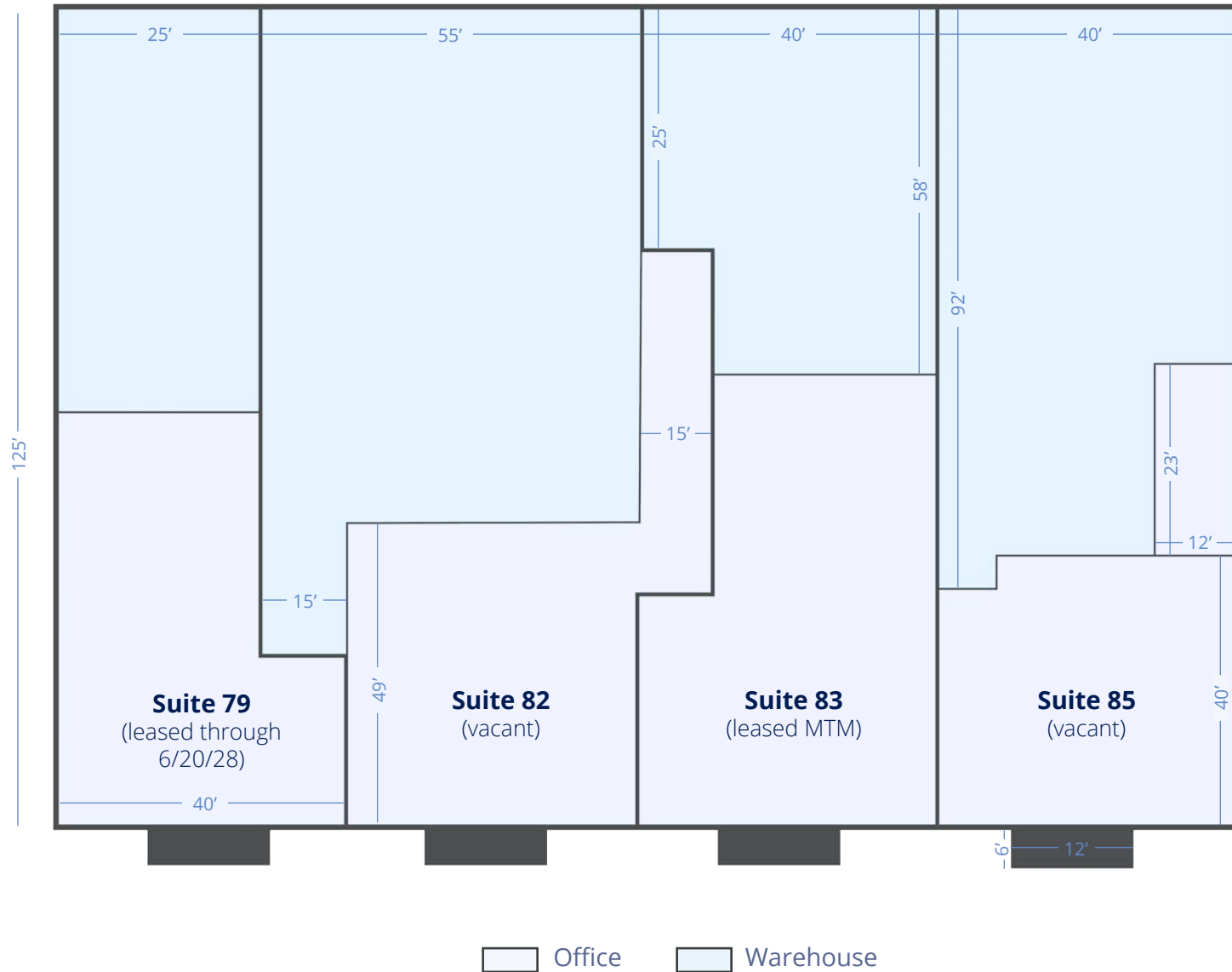
Potential NOI: \$130,000

ASKING PRICE:

\$1,400,000
(\$69.28 PSF)

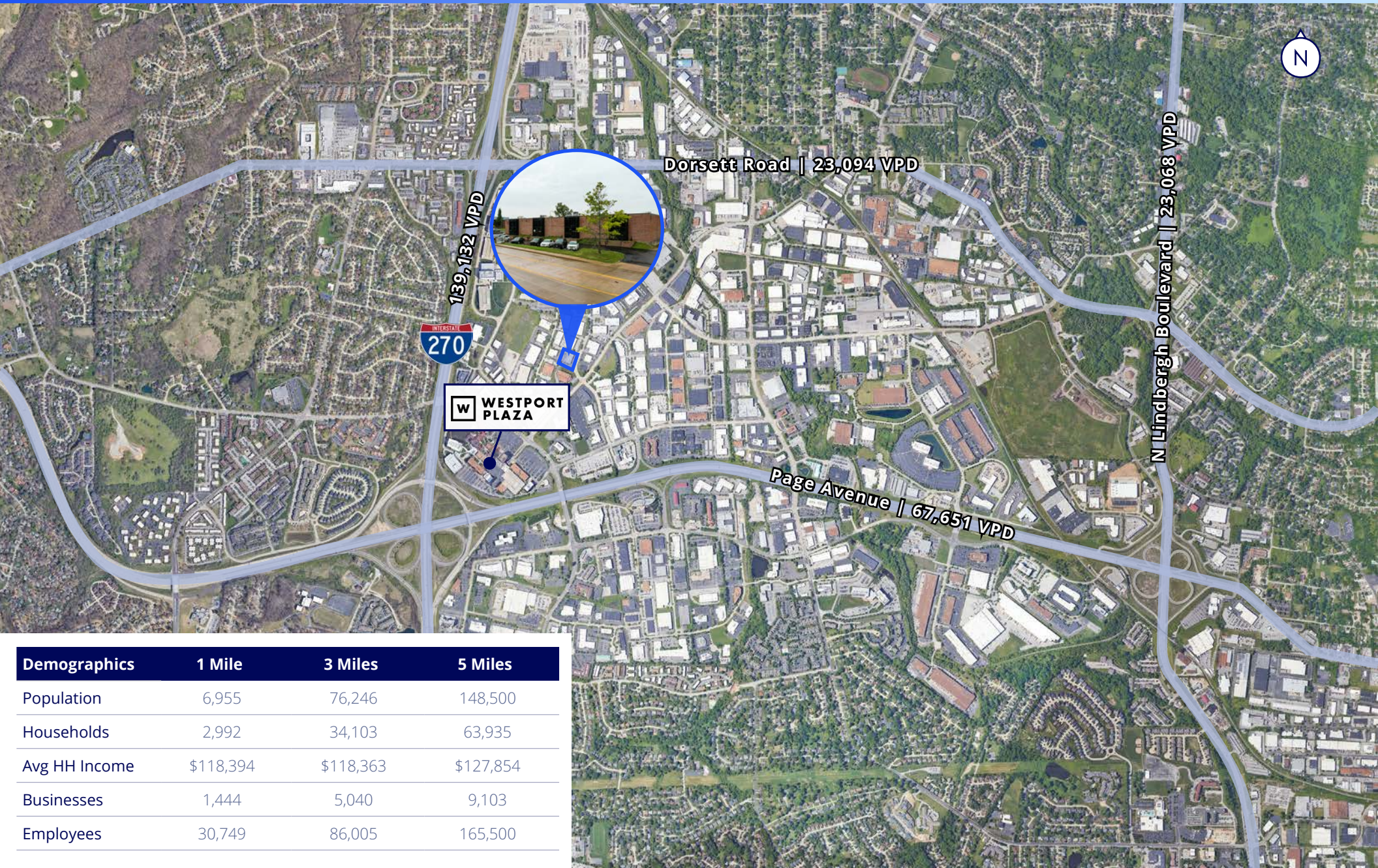


Floor Plan



LOCATION SUMMARY

Located in Maryland Heights' Westport business corridor, 79 Weldon Parkway offers quick access to I-270, Page Avenue, Dorsett Road, I-70, and I-64, providing seamless connectivity throughout the St. Louis region. Its prime location is also less than 15 minutes from St. Louis Lambert International Airport.



Demographics	1 Mile	3 Miles	5 Miles
Population	6,955	76,246	148,500
Households	2,992	34,103	63,935
Avg HH Income	\$118,394	\$118,363	\$127,854
Businesses	1,444	5,040	9,103
Employees	30,749	86,005	165,500

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