

# 527 Trade Center Blvd

Chesterfield, MO 63005



CLAYTON CAPITAL PARTNERS  
COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

- Built in 2002 - Tilt-up construction w/ 40x40 column spacing
- 10,000 SF office updated in 2023
- New Roof in 2020
- 100% HVAC
- 18' Clear
- 1200 Amp Service
- (1) 5-Ton Crane
- (5) Standard Docks
- (1) Ramped Dock Door

## PROPERTY DESCRIPTION

Rare owner-user opportunity in the heart of Chesterfield Valley Industrial. Great visibility at the corner of Trade Center Blvd and Edison Ave.

## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Sale Price:    | <b>\$7,500,000</b> |
| Lot Size:      | 3.36 Acres         |
| Building Size: | 40,300 SF          |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 575       | 7,396     | 29,435    |
| Total Population  | 1,589     | 19,418    | 75,500    |
| Average HH Income | \$286,363 | \$257,133 | \$195,137 |

Presented By:

**Noel Fehr, CCIM**

nfehr@ccp-cre.com

C. 314.518.4648

O.314.880.4545

**Thomas Fehr**

tfehr@ccp-cre.com

C. 314.402.5609

O.314.880.4523

**CCP Commercial Real Estate LLC** 8112 Maryland Avenue Suite 250, Clayton, MO 63105 [ccp-cre.com](http://ccp-cre.com)

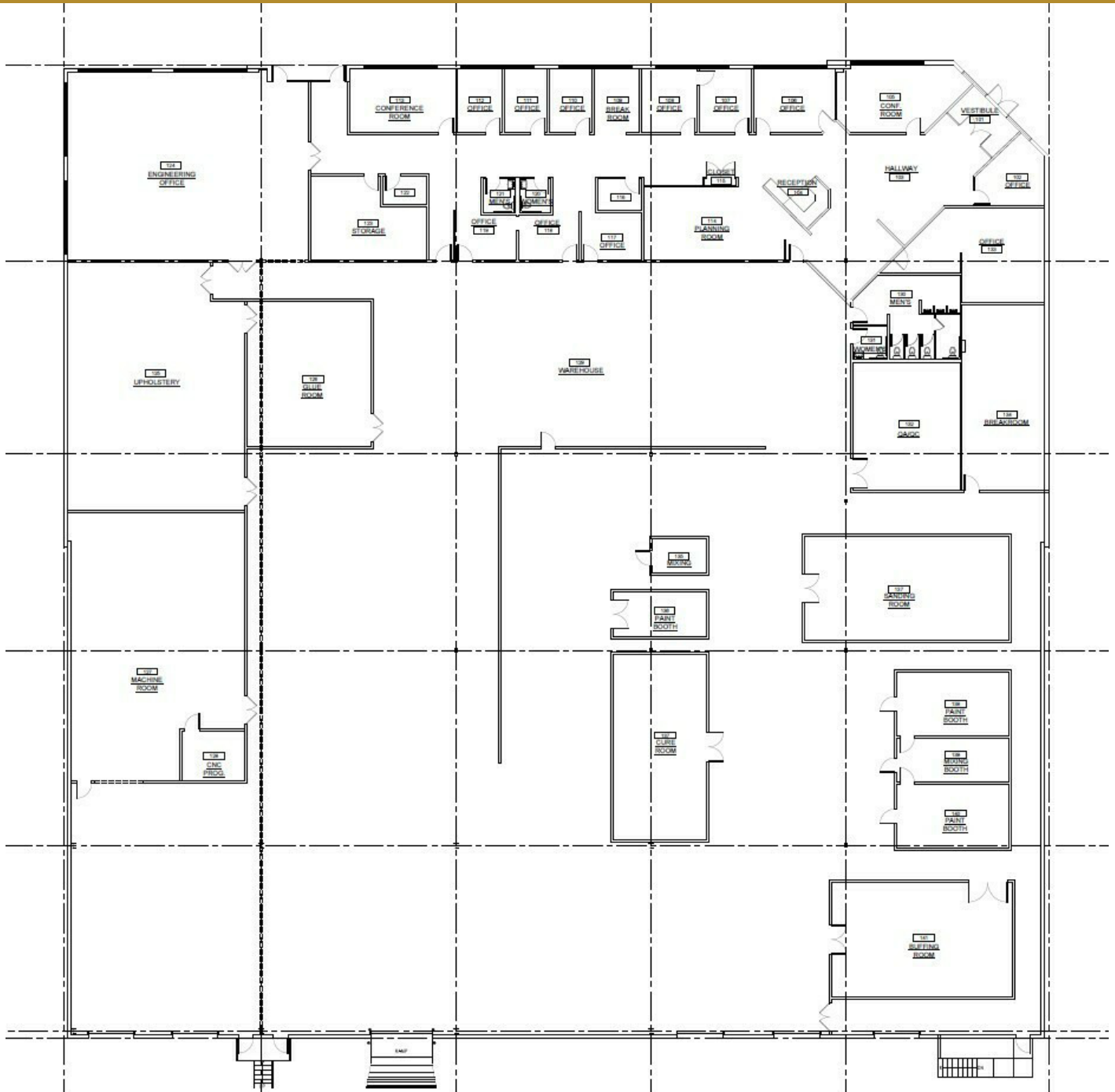
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.

# 527 Trade Center Blvd

Chesterfield, MO 63005



CLAYTON CAPITAL PARTNERS  
COMMERCIAL REAL ESTATE



Presented By:

**Noel Fehr, CCIM**

[nfehr@ccp-cre.com](mailto:nfehr@ccp-cre.com)

C. 314.518.4648

O.314.880.4545

**Thomas Fehr**

[tfehr@ccp-cre.com](mailto:tfehr@ccp-cre.com)

C. 314.402.5609

O.314.880.4523

**CCP Commercial Real Estate LLC** 8112 Maryland Avenue Suite 250, Clayton, MO 63105 [ccp-cre.com](http://ccp-cre.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.

FOR SALE INDUSTRIAL PROPERTY

# 527 Trade Center Blvd

Chesterfield, MO 63005



CLAYTON CAPITAL PARTNERS  
COMMERCIAL REAL ESTATE



Presented By:

**Noel Fehr, CCIM**  
nfehr@ccp-cre.com  
C. 314.518.4648  
O. 314.880.4545

**Thomas Fehr**  
tfehr@ccp-cre.com  
C. 314.402.5609  
O. 314.880.4523

**CCP Commercial Real Estate LLC** 8112 Maryland Avenue Suite 250, Clayton, MO 63105 [ccp-cre.com](http://ccp-cre.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.