

# FOR SALE OR LEASE

## 23,865± SQ. FT. OFFICE/WAREHOUSE



## 9380 WATSON INDUSTRIAL PARK CRESTWOOD, MO 63126

- 3,400± Sq. Ft. Offices
- Potential for Multi-Tenant Building
- Four (4) Docks
- Two (2) Drive-Ins
- 10,000± Sq. Ft. of Mezzanine, in Addition to 23,865± Sq. Ft. Main Level.
- Some Ceilings 18' High, with Mezzanine Out



For Lease: \$2.50 Per Sq. Ft., Modified Gross (Based on 23,865± Sq. Ft. Main Level)

For Sale ~~\$495,000.00 (\$20.74 Per Sq. Ft.)~~

**Reduced Sale Price: \$410,000.00 (\$17.18 Per Sq. Ft.)**

Contact: Brian O'Connell or Peter Pfeifer

HILLIKER

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