



 **JLL** SEE A BRIGHTER WAY

For sale

20,648 SF flex building on 1.55
acres

12181 Prichard Farm Rd.
Maryland Heights, MO 63043

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Property specifications

Advantages and amenities

- 20,648 SF on 1.55 acres flex building
- 4,500 SF of warehouse space
- 1 dock with ability to add more
- 16' clear height
- Completely renovated in 2017
- New TPO roof in 2020 with warranty
- 70 + parking spaces
- Assortment of private offices, open areas and conference rooms
- State of the art gym with steam room and full locker room
- Covered patio and loading platform in rear
- Warehouse can be expanded as needed
- Contact broker for sale pricing



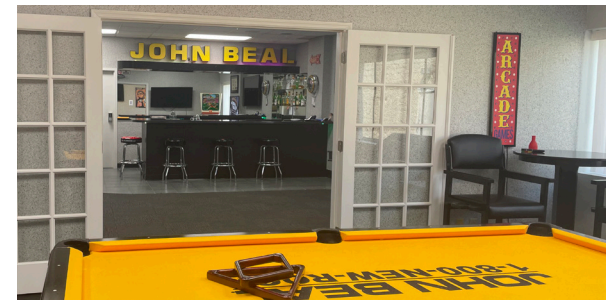
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Acres

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Clear height

70+
Parking spaces

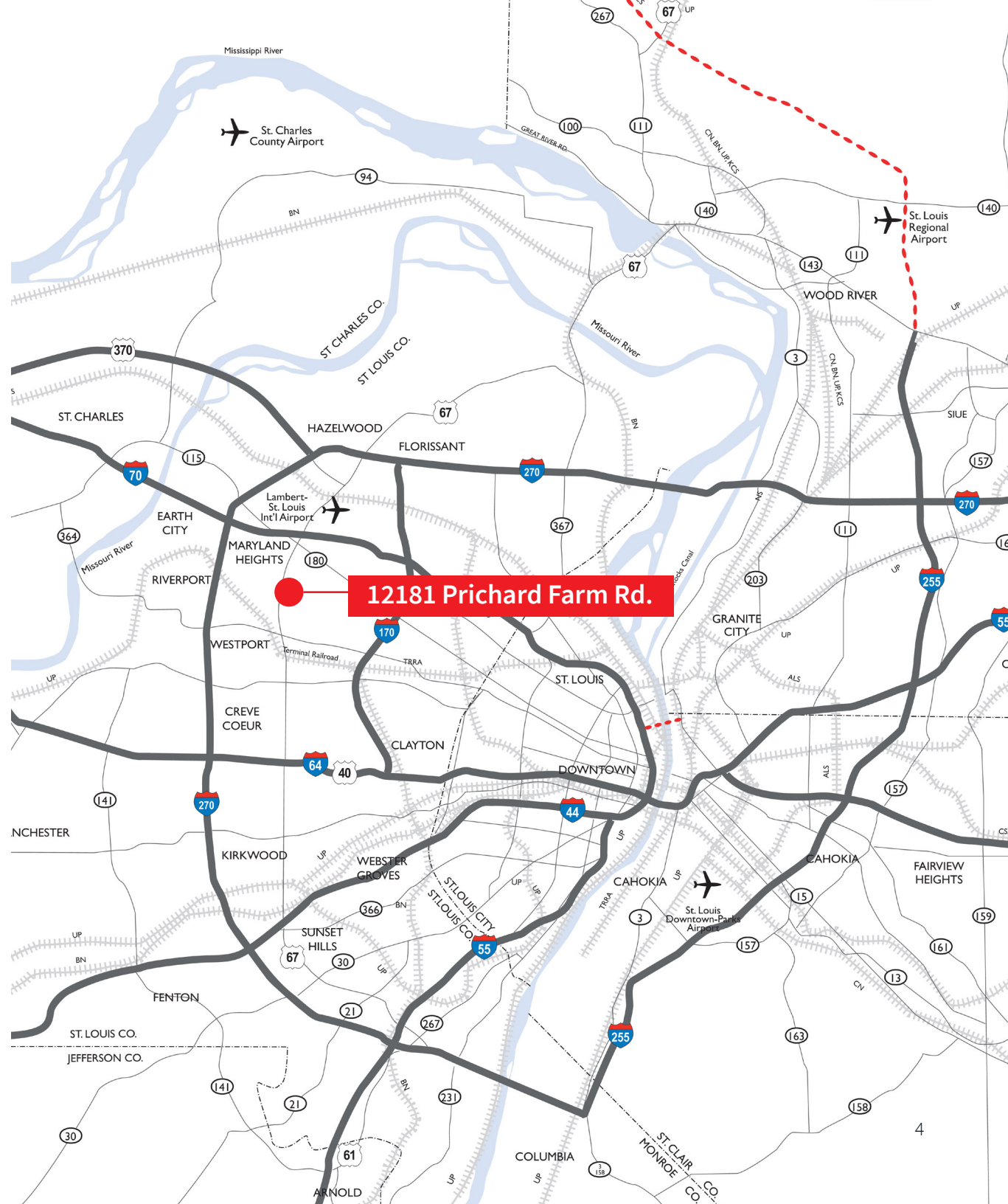
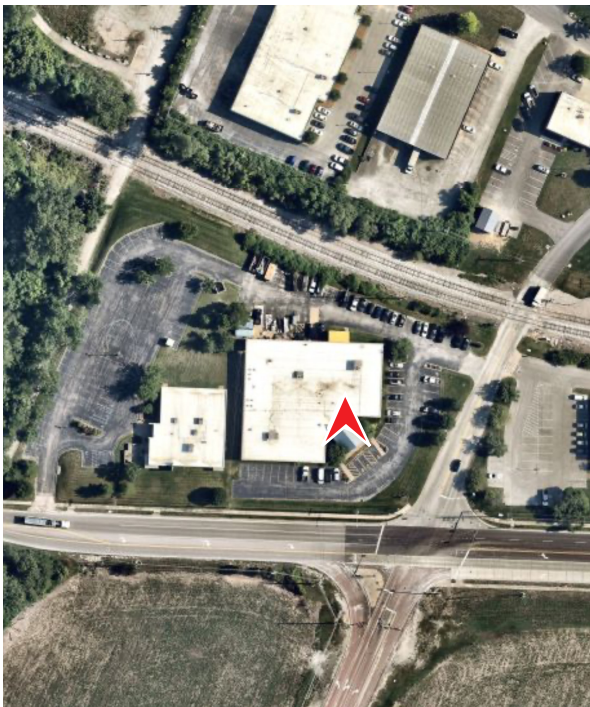
Dynamic interior

This dynamic office space offers the ability to cater to the diverse needs of employees. It offers a range of work settings that can be easily customized based on individual preferences and tasks. This space includes open collaborative areas, quiet zones for focused work, a conference room, individual office space, a fitness center and kitchen.



Prime strategic location

Conveniently situated in Maryland Heights, this property offers easy access to major transportation routes, including Highway 141, Highway 364, and I-70. Its central location provides excellent connectivity to various destinations, making it highly accessible for commuters.



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