



Multi-Tenant Investment Opportunity

2462-2470 Schuetz Road,
Maryland Heights, MO 63043

THE OFFERING

JLL is delighted to introduce 2462 - 2470 Schuetz Road (the “Offering”, or the “Property”), a 45,868 SF two-tenant industrial facility currently 100% leased with established regional credit tenants. Available for acquisition with an attractive 5-year Weighted Average Lease Term (WALT).

OFFERING HIGHLIGHTS

\$4,425,000
ASKING PRICE

45,868
SF

2.48
ACRES

7.10%
CAP RATE



SUMMARY

OFFERING SUMMARY

Street Address	2462 - 2470 Schuetz Road
City, State	Maryland Heights, MO 63043
Building SF	45,868 SF
Year Built	1966
Lot Size	2.48 Acres
Zoning	Warehouse
Tenancy	Multi
Construction Type	Masonry - CMU
Drive-Ins	One (1)
Power	Heavy 3-Phase
Clear Height	19'
Sprinklers	Wet
Roof	60 MIL TPO Membrane Roof Installed 10/19/21
2470 Schuetz	100% Air Conditioned



SUMMARY OF PRIMARY TENANTS

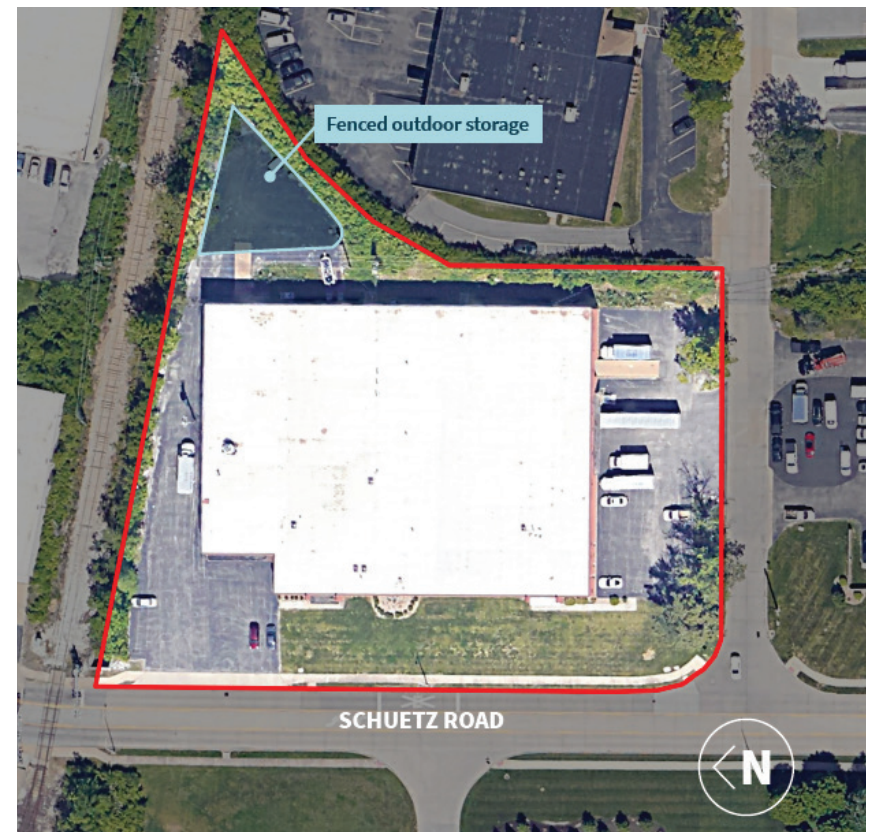
TENANT	RSF	% OF PROPERTY	TENURE AT PROPERTY
Forge & Fire Gaming	22,934 SF	50%	June 6, 2024
RK Homes Enterprises, LLC	22,934 SF	50%	September 1, 2024

PROPERTY OVERVIEW

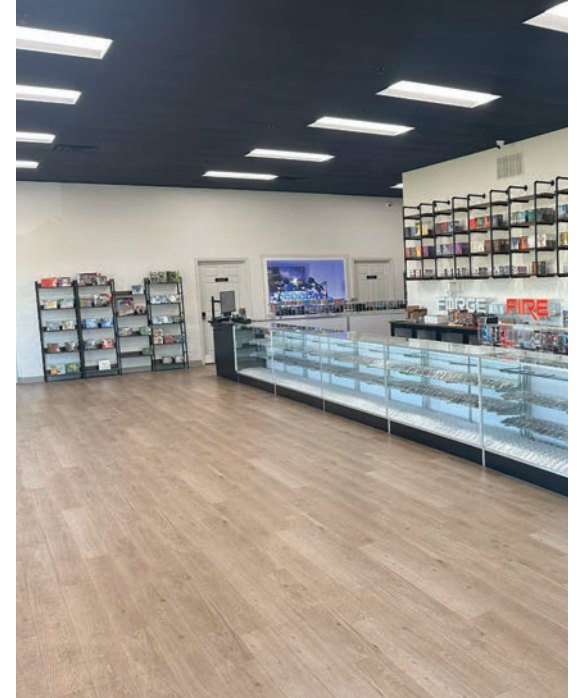
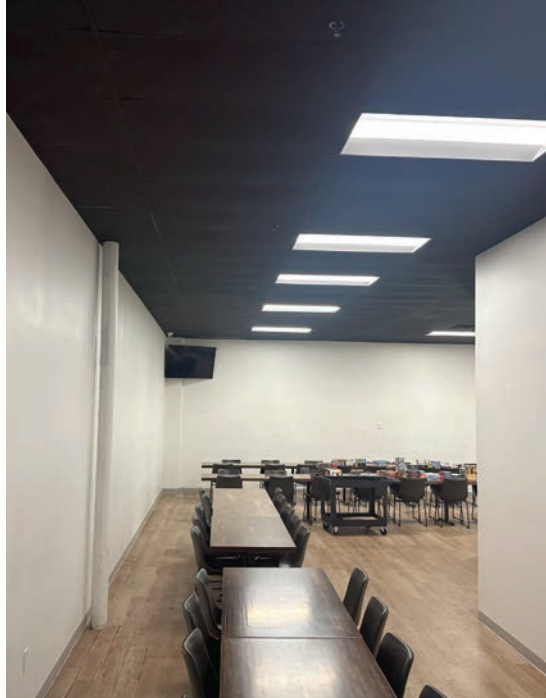
SPACE PLAN



SITE PLAN



PHOTOS



LOCATION MAP





INVESTMENT HIGHLIGHTS

Location Advantage: Positioned in the thriving Westport/ Maryland Heights Submarket, minutes from I-270 and Page Avenue intersection

Tenant Profile: Fully occupied by two financially stable regional credit tenants

Lease Security: 5-year WALT providing reliable income stream and investment stability

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RECENT CAPITAL IMPROVEMENTS

New Roof: Installed October 2021 with transferable 15-year warranty coverage through October 2036

Building Features: 50% climate-controlled space with robust 3-phase power infrastructure

Upgraded Systems: Complete LED lighting retrofit enhancing energy efficiency and reducing operating costs

Accessibility: Recently installed ADA-compliant entrance ramp at the 2462 Schuetz Road entrance

LOCATION OVERVIEW

MARYLAND HEIGHTS, MISSOURI

The prestigious Westport/Maryland Heights Submarket serves as a strategic business hub for several Fortune 1000 companies, including healthcare giant Centene, financial services leader Edward Jones, and industrial distribution powerhouse Graybar Electric. This prime location offers unparalleled accessibility at the intersection of the region's two major arterial highways—I-270 and Page Avenue—placing businesses at the crossroads of St. Louis Metro's largest population centers. The submarket provides exceptional connectivity to key destinations, situated just minutes from St. Charles County, Lambert-St. Louis International Airport, and Downtown St. Louis, creating an ideal environment for corporate headquarters, regional offices, and business operations requiring convenient regional access and visibility.



MAJOR TENANT PROFILES



FORGE & FIRE GAMING

Forge and Fire Gaming specializes in a wide array of trading card games and accessories, including popular brands like Pokémon, Magic: The Gathering, and One Piece. They offer products such as graded cards, booster packs, collector supplies, and various gaming accessories to cater to the needs of gamers. Their target clients include hobbyists, collectors, and fans of trading card games. Additionally, they feature events and promotions to engage their community and enhance customer experience.

Rentable Square Feet:	22,934 SF
% of Property	50%
Industry:	Gaming
Tenure:	June 6, 2024



RK HOMES ENTERPRISES, LLC

St. Louis Appliance Outlet (DBA. RK Homes Enterprises, LLC) specializes in providing a wide range of both new and scratch-and-dent appliances at discounted prices. They offer customers the opportunity to save up to 50% on essential home appliances, including refrigerators, washers, dryers, and more. The company caters to individuals and families looking for affordable appliance solutions, with a focus on quick availability for pickup or delivery. Additionally, they provide flexible payment options, ensuring that clients can easily purchase their desired products.

Rentable Square Feet:	22,934 SF
% of Property	50%
Industry:	Appliances
Tenure:	September 1, 2024

CONTACTS

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