

FOR SALE

±35,595 SF OFFICE/
WAREHOUSE/ FLEX

1940 CRAIGSHIRE DRIVE, ST. LOUIS, MO 63146



IDEAL OWNER/ USER & INVESTOR PURCHASE OPPORTUNITY IN THRIVING
WESTPORT SUBMARKET

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HIGHLIGHTS

PROPERTY INFORMATION

- Unique office/ warehouse/ flex building for sale in the **heart of Westport**
- Excellent owner/user and **investor opportunity**
- Conveniently located near the intersection of **I-270** and **Page Avenue**
- Creative, open office environment with vaulted ceilings and abundant natural light
- Attractive office interiors with premium finishes
- Functional warehouse space with ample loading docks
- Building signage opportunities
- **2:1,000 SF** parking ratio
- Quick access to multiple major arterial highways including 67 (Lindbergh), 141 and 364
- Minutes away from Westport Plaza surrounding amenities



Land area
±1.632 Acres

Building size
±35,595 SF

Office size
±15,095 SF
(2 floors)

Warehouse size
±20,500 SF

Sale price
\$2,800,000

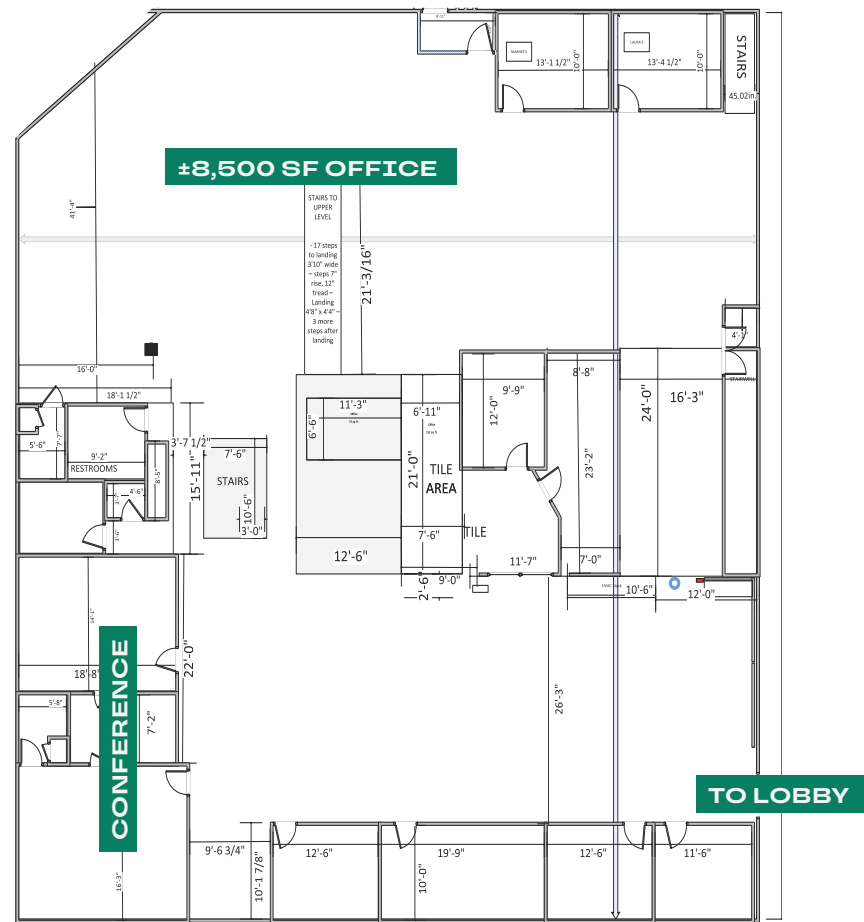


OFFICE FLOOR PLANS

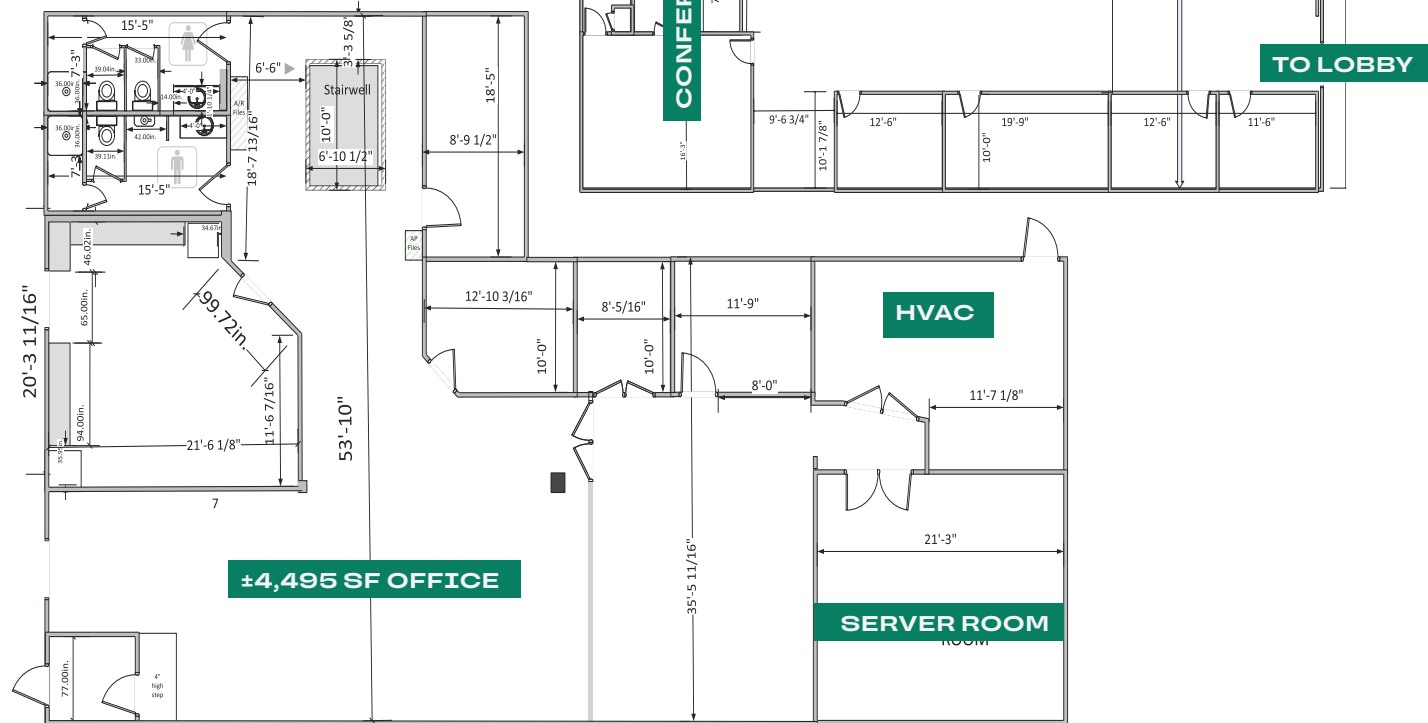


COMMON AREA

⚡ MAIN LEVEL

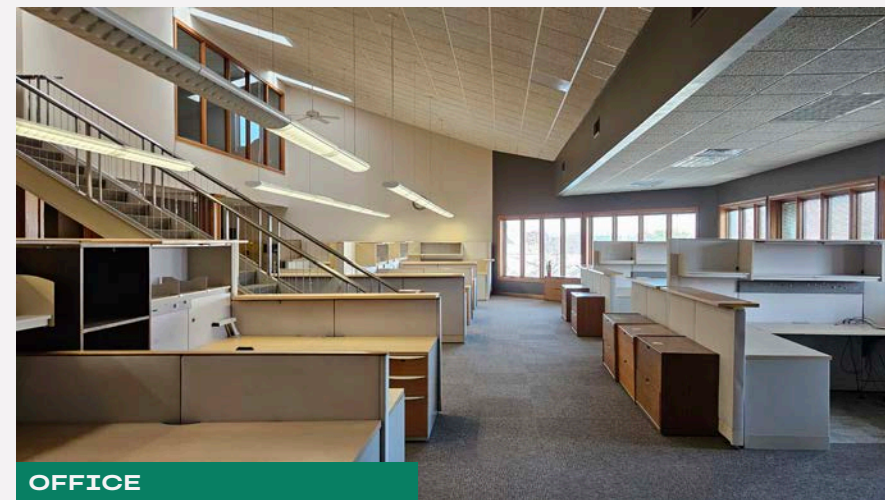
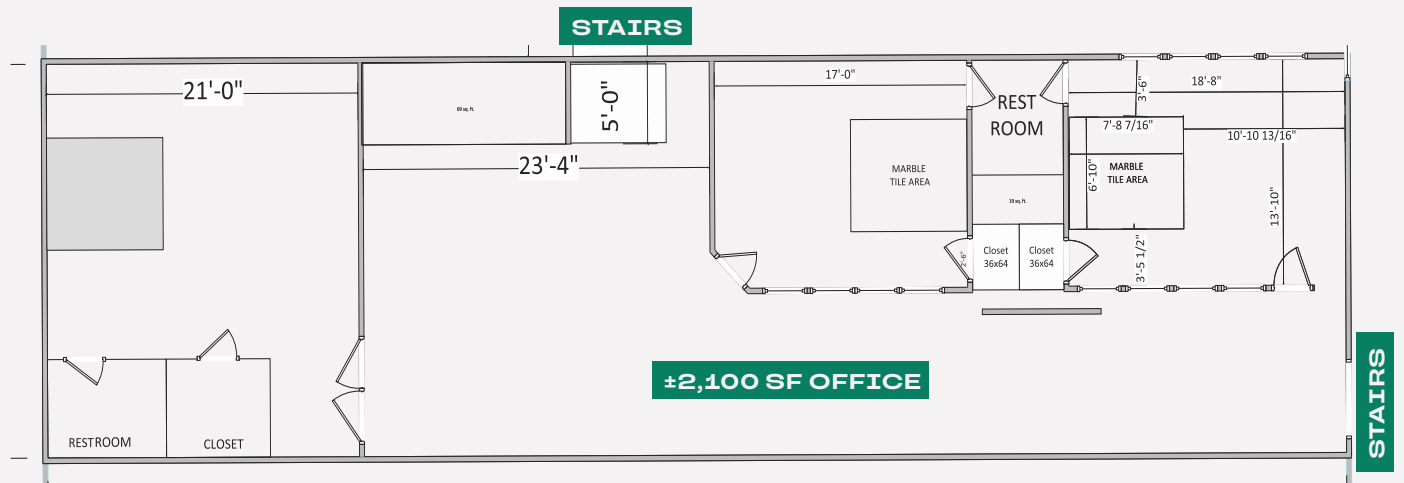


⚡ LOWER LEVEL

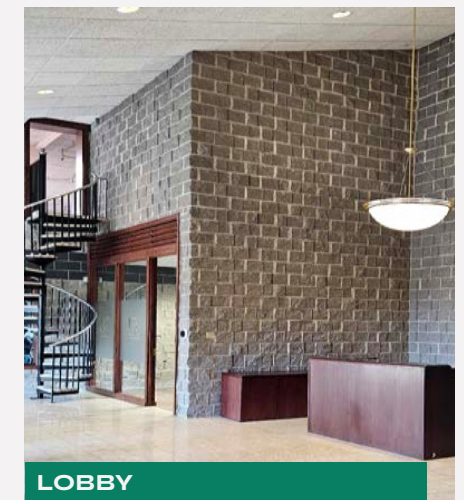


MEZZANINE PLAN

⚡ MEZZANINE



OFFICE



LOBBY



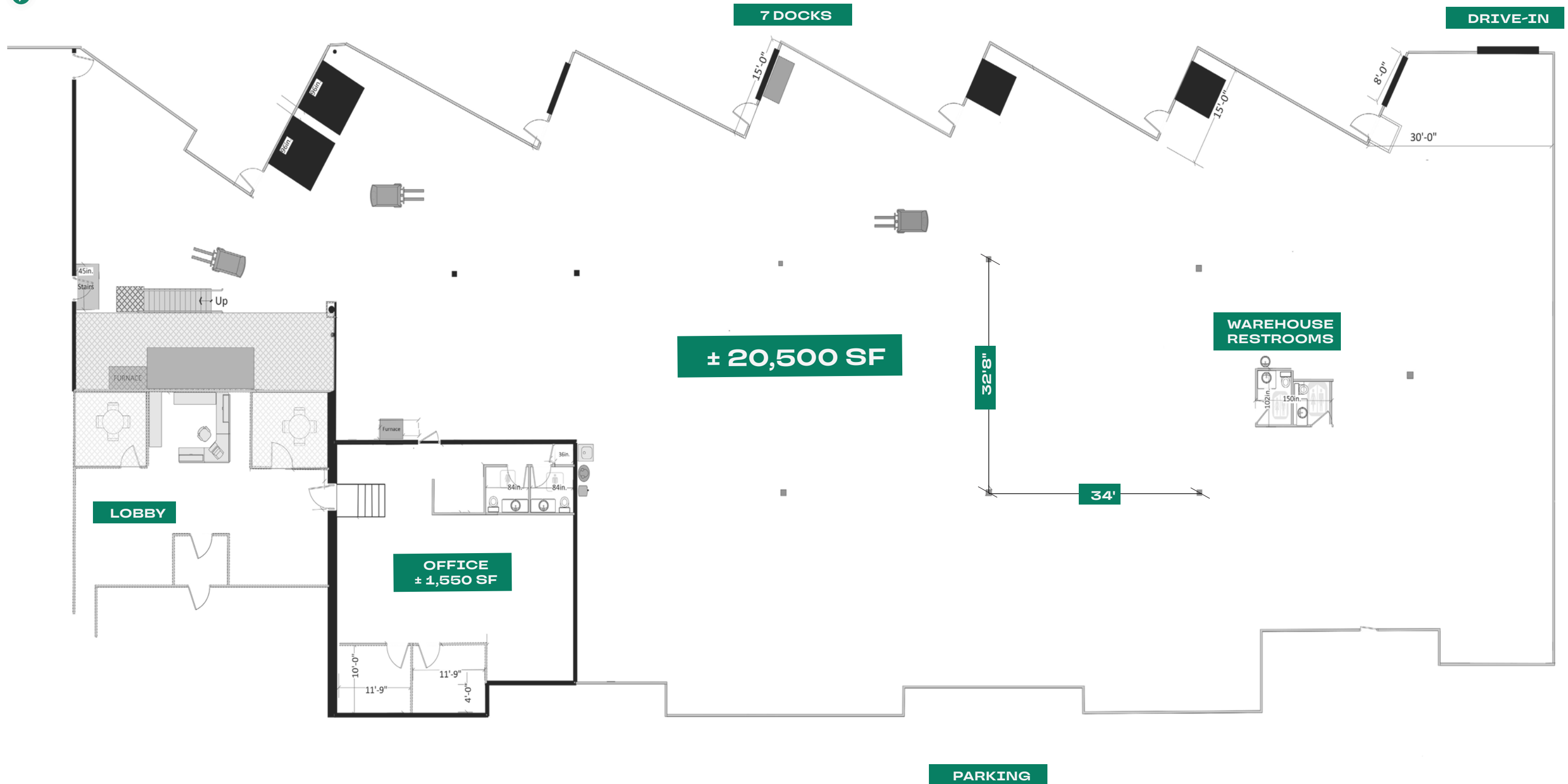
CUBICLES



CONFERENCE CENTER

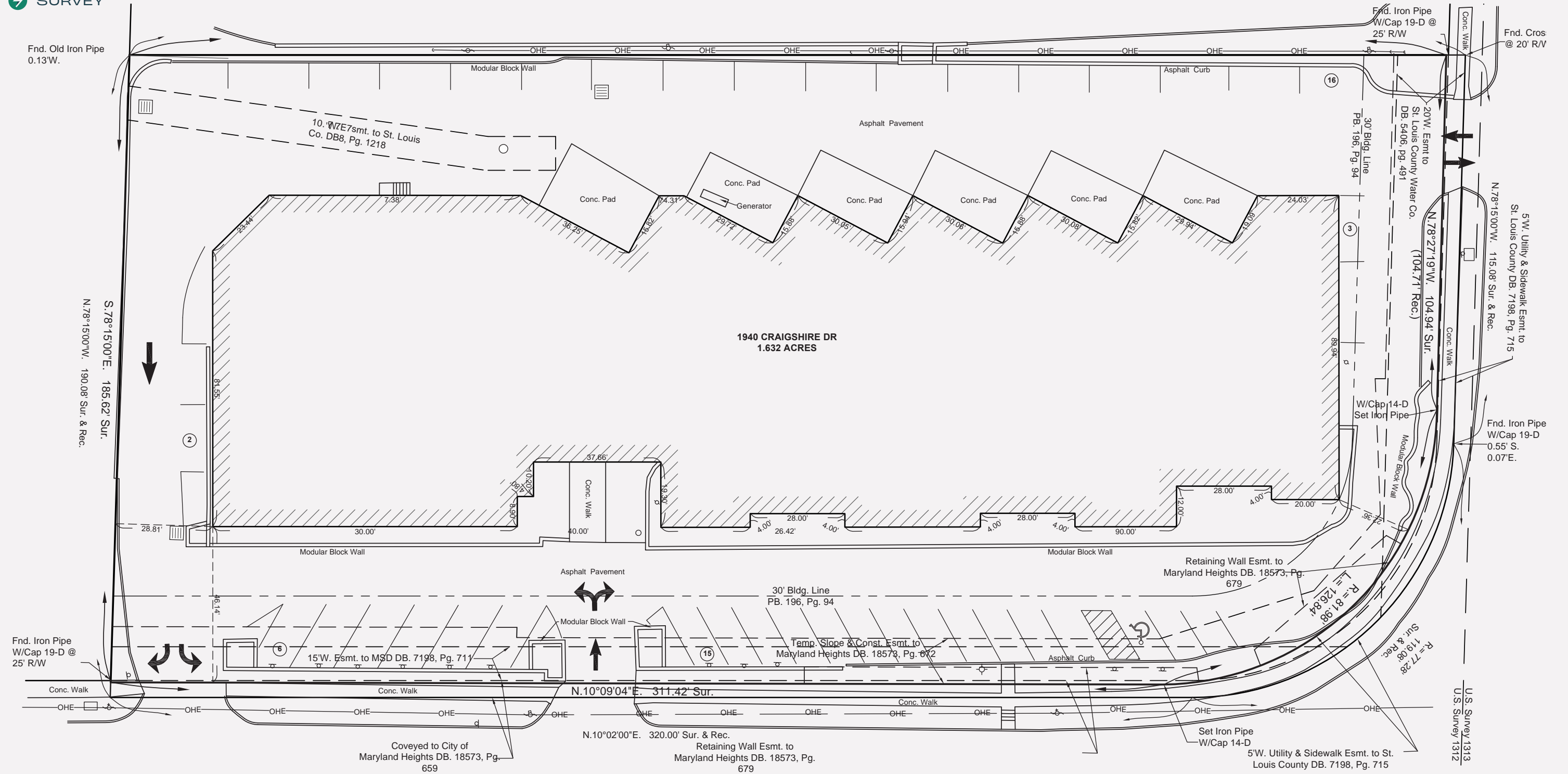
WAREHOUSE PLAN

WAREHOUSE



LAND SURVEY

SURVEY



POWER OF PROXIMITY

- Close proximity to Page Ave and I-270 providing quick and easy access
- Centrally located delivering strategic access to a broader workforce
- Minutes away from Westport Plaza and surrounding amenities

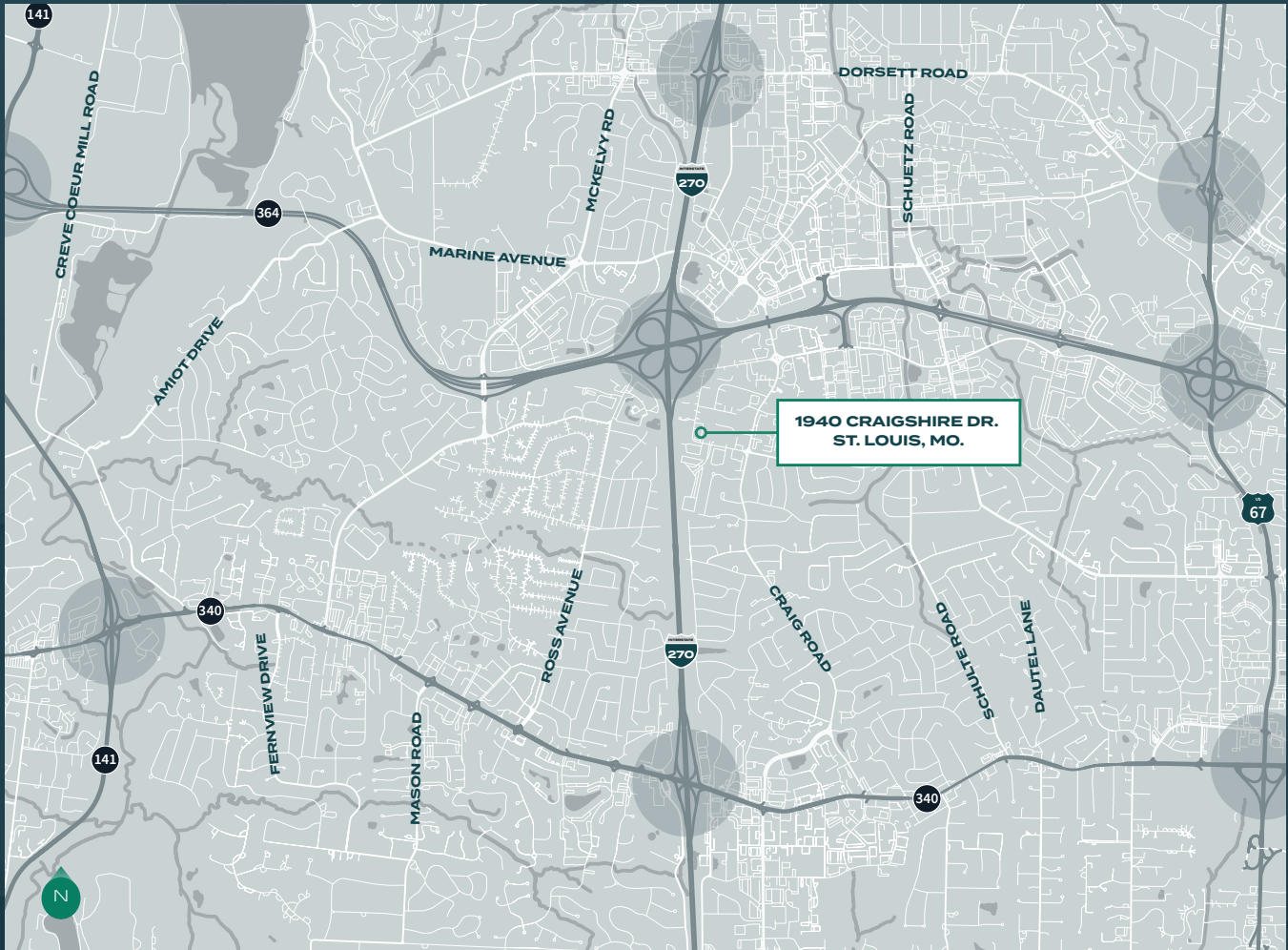
AREA AMENITIES



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