



# Investment *Opportunity*

## Property overview

<b>Building size:</b>	±7,700 SF office/warehouse
<b>Lot size:</b>	0.73 acres
<b>Office:</b>	25% office finish
<b>Occupancy:</b>	100% leased to Ametek Inc. AME (NYSE, ametek.com) through 11/30/2026 - Tenant has occupied the property for over 10 years
<b>Property improvements:</b>	New roof installed in 2019 with warranty
<b>Loading:</b>	1 drive-in door, 1 dock-high door
<b>Location:</b>	±2 miles to I-170, Lindbergh Boulevard & Olive Boulevard
<b>Sale price:</b>	\$720,000.00 (7.5% cap rate)

Well-maintained office/  
warehouse for sale

**10271-10283 Bach Boulevard  
St. Louis, MO 63132**

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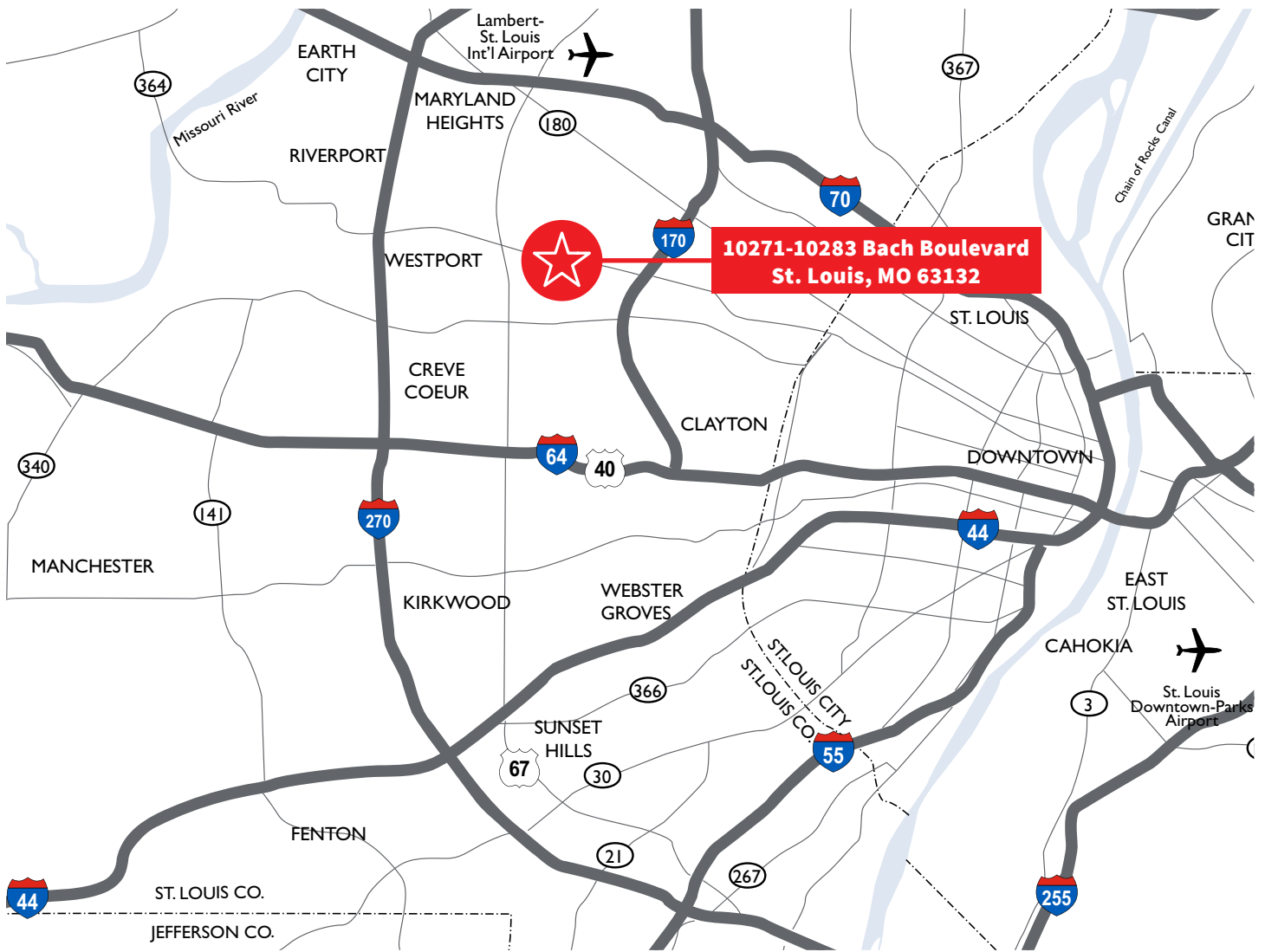
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## Location



## Contact

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