



Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states

For Sale Land in Chesterfield

17970 Chesterfield Airport Road & 609 Cepi Drive | Chesterfield, MO 63005

Up to ±10.24 Acres for Light Industrial, Flex or Office Development



Property details

The properties located at 17970 Chesterfield Airport Road & 609 Cepi Drive provide an excellent opportunity for light industrial, flex or office development. The lots would be ideal for an owner/user building or small scale development.

- Up to ±10.24 acres available
Parcel 1: ±5.59 acres
Parcel 2: ±4.65 acres
- 340 feet of premium frontage along Chesterfield Airport Road (Parcel 1)
- Zoned PI (Planned Industrial District)
- Level topography
- Located in the desirable Chesterfield Valley with excellent highway access to I-64
- **Sale price**
Parcel 1: **\$6.75/SF (\$1,643,000)**
Parcel 2: **\$4.90/SF (\$990,000)**



**±1 mile
to I-64**



**±1.3 miles
to Spirit of
St. Louis Airport**



**±7.5 miles
to MO-141**



**±10 miles
to I-270**



Chesterfield by the numbers

Chesterfield is the perfect suburban location for business, shopping, entertainment, and dining. Located within five miles of the property are hundreds of the area's top retail destinations, St. Louis' only Top Golf location plus several 18-hole courses, two concert venues, and dozens of restaurants. Located next door is the Spirit of St. Louis Airport servicing small-to-medium sized private and corporate aircrafts.

Additionally, several large employers reside in Chesterfield including Bayer, Pfizer, RGA, Bunge, St. Luke's, Mercy, Rawlings, and Maryville University. The area boasts a strong workforce with 65% of the 25+ population holding at least a bachelor's degree within a five mile radius.

Recognitions & rankings



A+

Overall Rating for Chesterfield*



#12

Best Suburb for Young Professionals in Missouri*



#3

Best Places to Live in Missouri*

Highly educated workforce



304,842

people 25+ living within 10 miles



53.8%

of 25+ population with at least a bachelor's degree within 10 miles



\$131,373

average household income within 10 miles

Heavily commercialized area



31.3MM SF

of retail within 10 miles



46 hotels

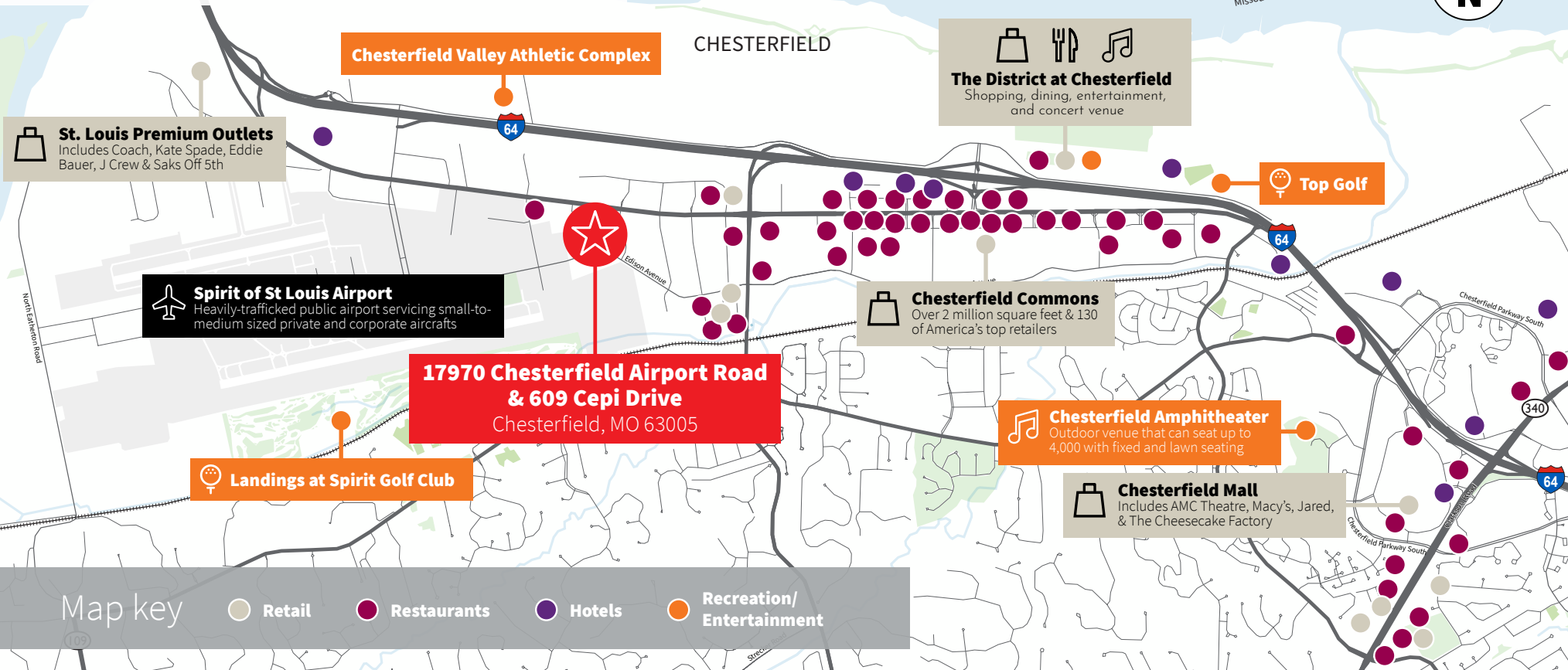
within 10 miles



23,732

multi-family units within 10 miles

Chesterfield amenities



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