

**FOR SALE OR LEASE
MID COUNTY 7**

8503 - 8529 Mid County Industrial Drive | Vinita Park, MO 63114



SPACE AVAILABLE: 2,210 - 14,704 SF

LEASE RATE: \$4.25/SF, NNN

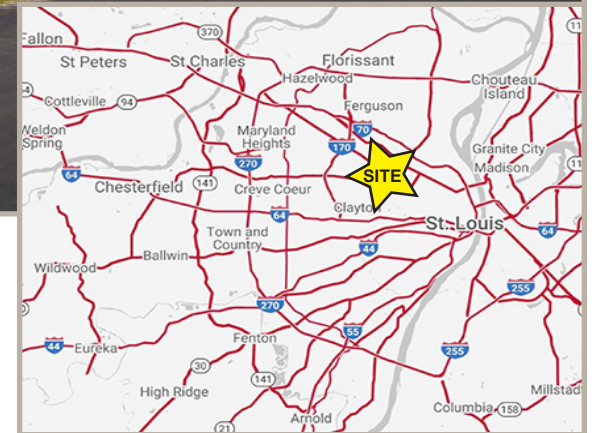
ESTIMATED EXPENSES: \$3.42/SF

(INCLUDES ALL HVAC MAINTENANCE)

SALE PRICE: \$1,200,000 (\$42.85/SF)

PROPERTY DETAILS

- 16' clear height
- Existing office finish: approximately 30% - 50%
- Dock high loading, drive-in doors possible
- Parking ratio: 1.57/1,000 SF leased
- Excellent opportunity for user/investor
- Owned and managed by Altus Properties



CONTACT US FOR MORE INFORMATION

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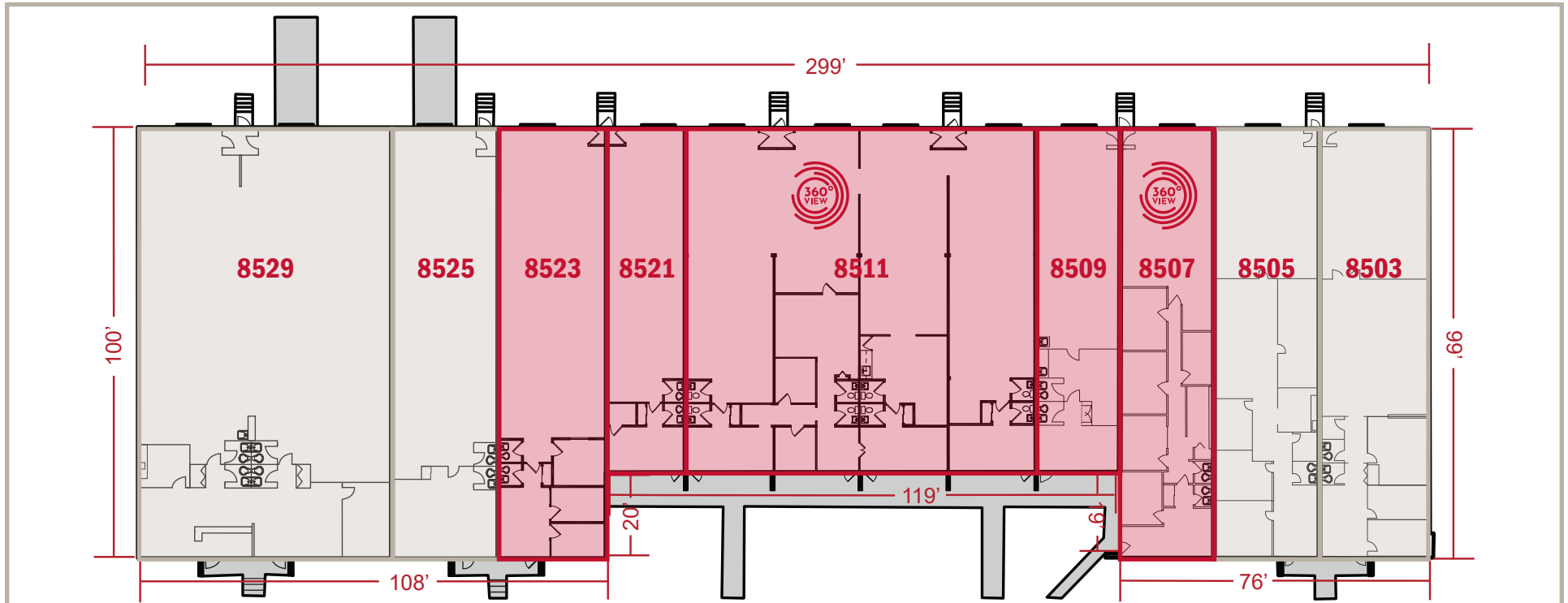
PACEPROPERTIES.COM

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

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SUITE	SF	AVAILABILITY	NOTES
8529	5,400 SF	LEASED	
8525	2,900 SF	LEASED	
8523	2,605 SF	LEASED	Flexible tenant; space could be available as part of larger lease transaction
8521	1,656 SF	AVAILABLE	Owner occupied; Altus willing to vacate this space as part of larger lease transaction
8511	6,633 SF	AVAILABLE	Vacant and available
8509	1,600 SF	LEASED	Flexible tenant; space could be available as part of larger lease transaction
8507	2,210 SF	AVAILABLE	Vacant and available
8505	2,500 SF	LEASED	
8503	2,500 SF	LEASED	

BUILDING DESCRIPTION			
TYPE:	Office/Warehouse	ROOF:	Modified Roof System (2004)
YEAR BUILT:	1974	CLEAR HEIGHT:	16' clear
LAND AREA:	1.81 ACRES	ZONING:	"D" (Industrial), City of Vinita Park
TOTAL BUILDING SF:	28,004 SF	ELECTRICAL SERVICE:	480/277 3-phase
AVAILABLE SF:	2,210 - 14,704 SF	PARKING:	44 Parking Spaces (1.57 / 1,000 SF)
CONSTRUCTION:	Masonry, Brick, & Glass	LOADING:	11 dock doors 2 ramped drive-ins