2010 Key West Dr
ARNOLD, MO 63010

AUTOMOTIVE CENTER | 5000 SF

LEASE: $14 SF/YR NNN

RECENTLY RENOVATED

PROPERTY HIGHLIGHTS

- 5,000 SF Available
- Lease Rate: $14.00/SF/YR NNN
- New Roof, Siding, and Exterior Doors
- 4 Service Bays
- 12' Clear Height (to bottom of joist)
- 3 (10'x11') Overhead Doors + 1 (11'x14') Drive-In Door
- Shallow Bay Depths (~40') – Ideal for Service Use
- 880 SF Finished Office / Showroom
- Dedicated HVAC in Office
- Gas Heat & Mini-split AC units in Garage
- Insulated Walls & Ceiling
- LED Lighting Throughout
- Individual Utilities Per Bay (Electric + Gas)
- Water & Sewer Included in NNN
- 26' x 11' Locker Room / Restroom

SPACE DESCRIPTION

Position your business in one of Arnold's most accessible and high-traffic corridors. Located just off I-55 and MO Route 141, this property benefits from 34,500+ vehicles per day and sits directly behind a Phillips 66 / Circle K, providing strong daily exposure and easy customer access.

IDEAL USES

- Automotive Repair / Service
- Tire & Specialty Auto Shops
- Light Manufacturing
- Warehouse / Distribution
- Contractor or Service-Based Businesses

CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS WITHOUT LIMITATIONS

For more information, please contact:

HAL HANSTEIN
Mobile: (314) 607-2928
Office: (636) 225-0385
E-mail: Hal@cardinalrealtygroup.com
Website: www.cardinalrealtygroup.com

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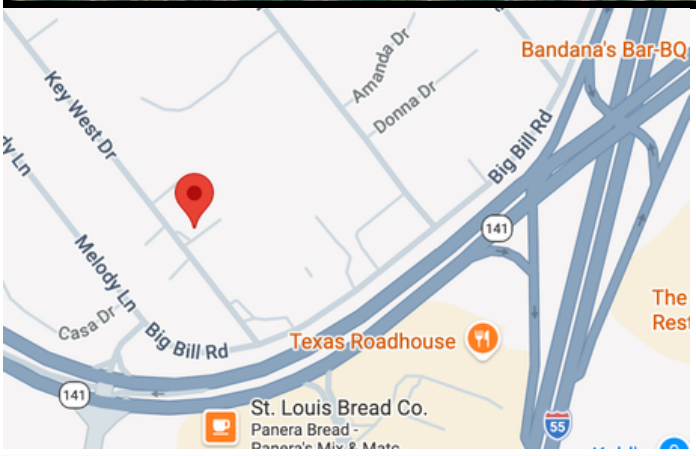

DIRECTIONS:

From I-55 & MO-141:
Travel west on MO-141 →
Right on Old Lemay Ferry Rd →
Immediate right on West Outer Rd →
Left on Key West →
Property on right

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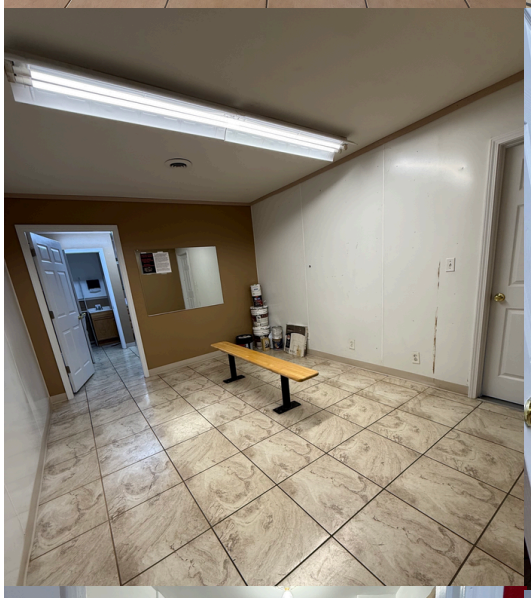
OFFICE | SHOWROOM | RESTROOMS



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VIDEO WALKTHROUGH

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