

FOR SALE 13,000+/- MOVE-IN READY FLEX BLDG PAGE INDUSTRIAL PARK

1701 Dielman Road | Saint Louis, Missouri 63132



Property Overview

Address: 1701 Dielman Road

Total Area: 13,000+/- SF

Ideal Uses:

- Showroom/Flex Space
- Distribution
- Office/Warehouse
- Contractor or Service Business
- Light Manufacturing
- Shipping/Receiving/Storage

Building & Utilities

Warehouse:

- 100% HVAC
- 13' Clear Ceiling Height
- LED Lighting Throughout

Loading Area:

- 8'x10' Loading Dock
- Dock Leveler
- 20'x10' Oversized Drive-In

Electric Service

- 800-Amp, 3-Phase

Office & Interior Finishes

Investment: Significant Renovations

- Six (6) Private Offices
- Large Conference Room / Meeting Area
- Built-In Bar & Entertaining Space
- Modernized Finishes Throughout
- All New LVP Flooring
- Furniture Available to Remain

Sale Price: ~~WAS \$1,725,000.00~~
NOW \$1,625,000.00

For additional information and to schedule a tour, please contact:

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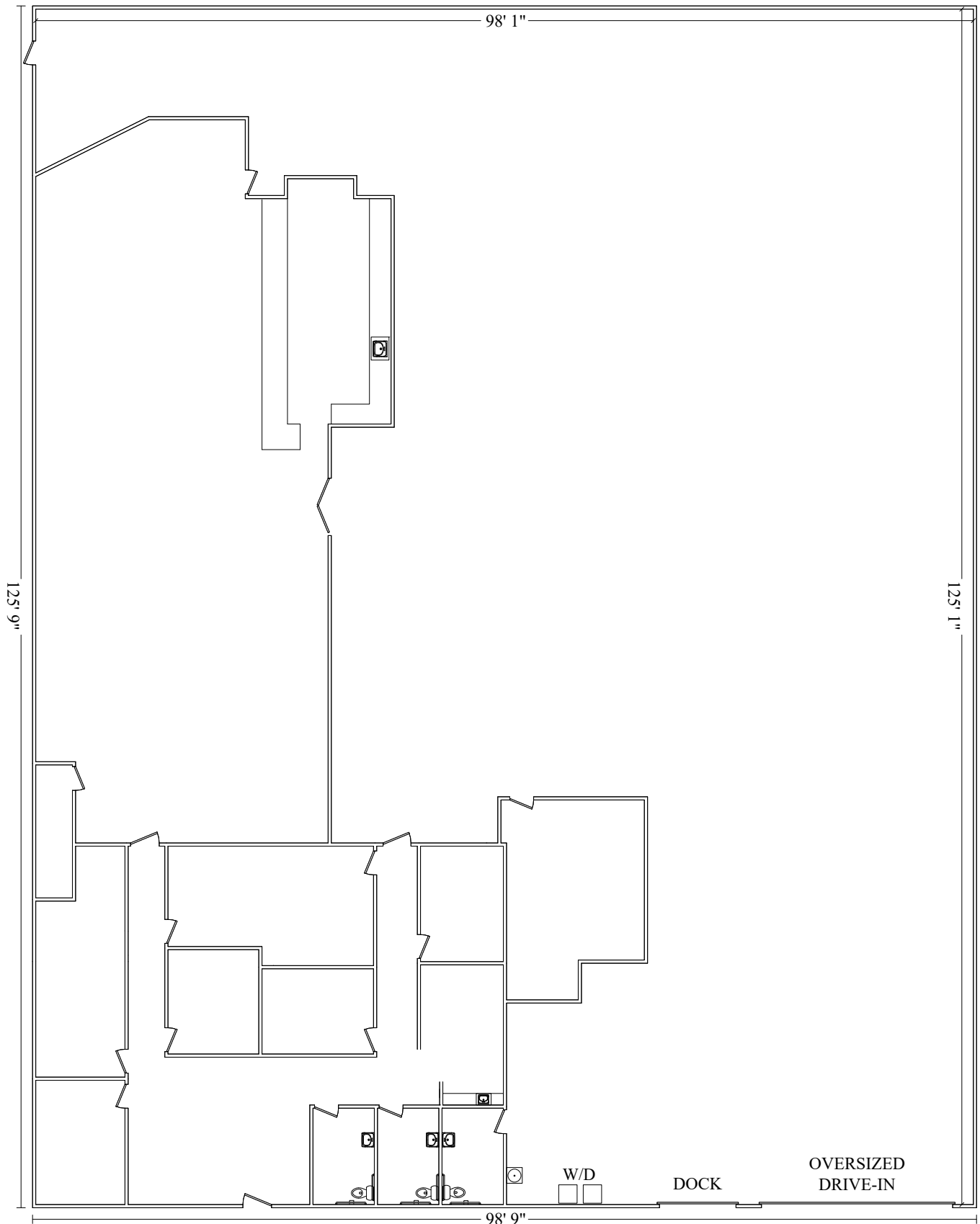
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Versatile Office / Industrial Facility Opportunity

A fully renovated, move-in ready commercial building offering a rare combination of modern office finishes and functional warehouse capabilities. Ideal for owner-users, creative office, light industrial, distribution warehouse, showroom, or flex operations. This turn-key property combines upgraded infrastructure and functional industrial components in one highly adaptable facility. The extensive renovations and included furnishings allow for immediate occupancy with minimal additional investment.

