100% OCCUPIED

42,000+/- SF MULTI-TENANT
OFFICE / WAREHOUSE / SERVICE CENTER

FOR SALE

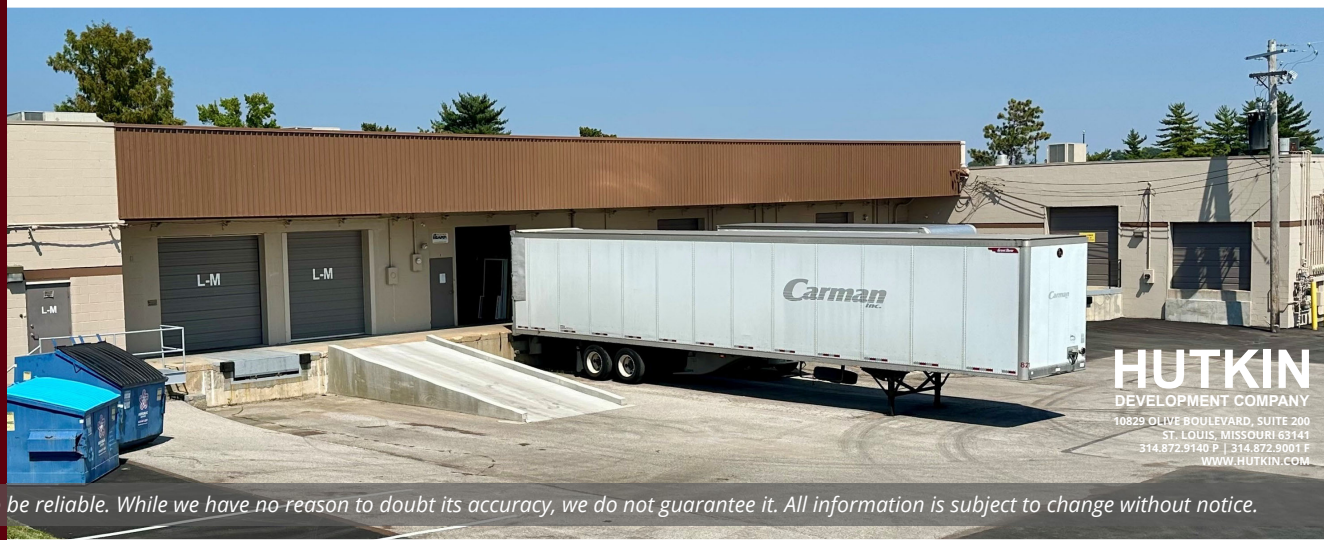
Property Overview

- Address: 2505 Metro Boulevard
- Submarket: Westport / West St. Louis County
- Municipality: City of Maryland Heights
- Building Type: Office/Warehouse/Service Center
- Total Area: 41,935 RBA
- Lot Size: 2.46 Acres
- Tenancy: Multi-Tenant
- Occupancy Status: 100%
- Zoning: M-1
- **Sale Price: Call Broker for Details**

For additional information including Offering Memorandum, please contact our investment team:

BO KEEFER | bkeefer@hutkin.com
314.708.1258 o. | 314.973.1242 m.
TONY GIARRATANO | tony@hutkin.com
314.708.4922 o. | 314.276.2352 m.





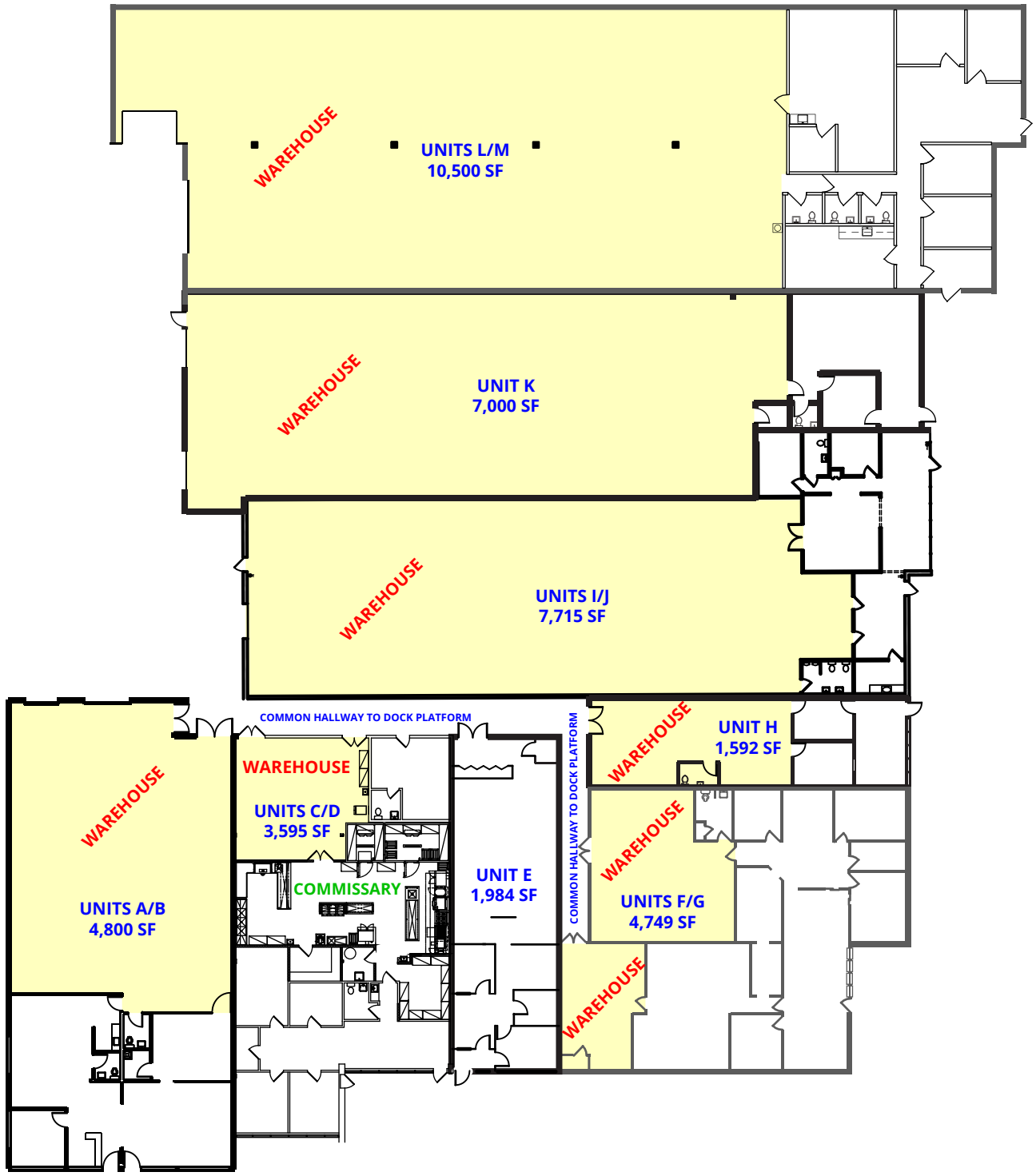
HUTKIN
DEVELOPMENT COMPANY
10829 OLIVE BOULEVARD, SUITE 200
ST. LOUIS, MISSOURI 63141
314.872.9140 P | 314.872.9001 F
WWW.HUTKIN.COM

The information contained herein was obtained from a source we consider to be reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information is subject to change without notice.

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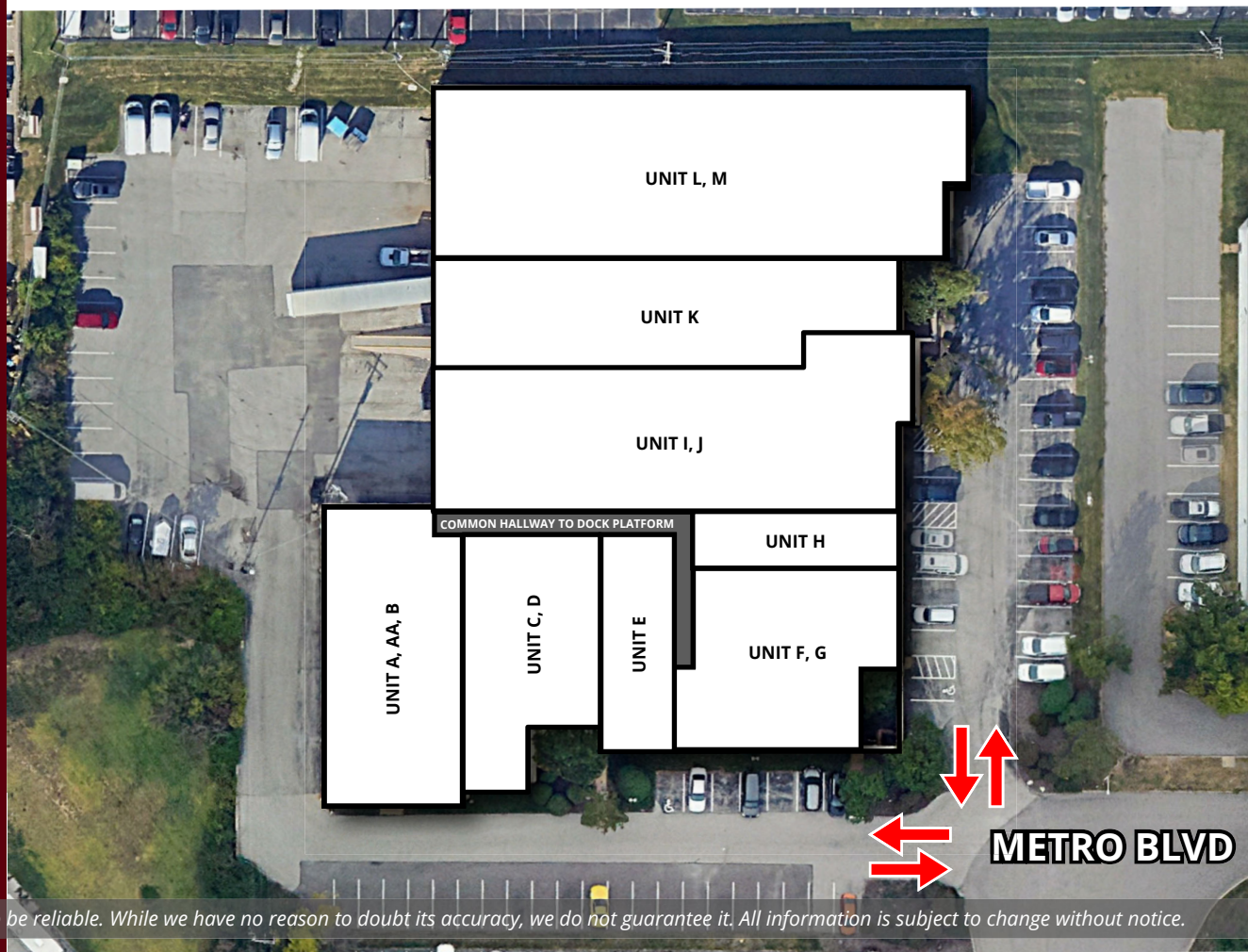
FOR SALE

UNIT	STATUS	SIZE (SF)
A, AA, B	LEASED	4,800
C, D	LEASED	3,595
E	LEASED	1,984
F, G	LEASED	4,749
H	LEASED	1,592
I, J	LEASED	7,715
K	LEASED	7,000
L, M	LEASED	10,500

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