



9100 MIDLAND BOULEVARD

OVERLAND, MO 63114

7,014 SF FLEX/INDUSTRIAL BUILDING FOR SALE



9100 MIDLAND BOULEVARD

DEMOGRAPHICS & FLOORPLAN

PLEASE CONTACT:

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET

L³ CORPORATION

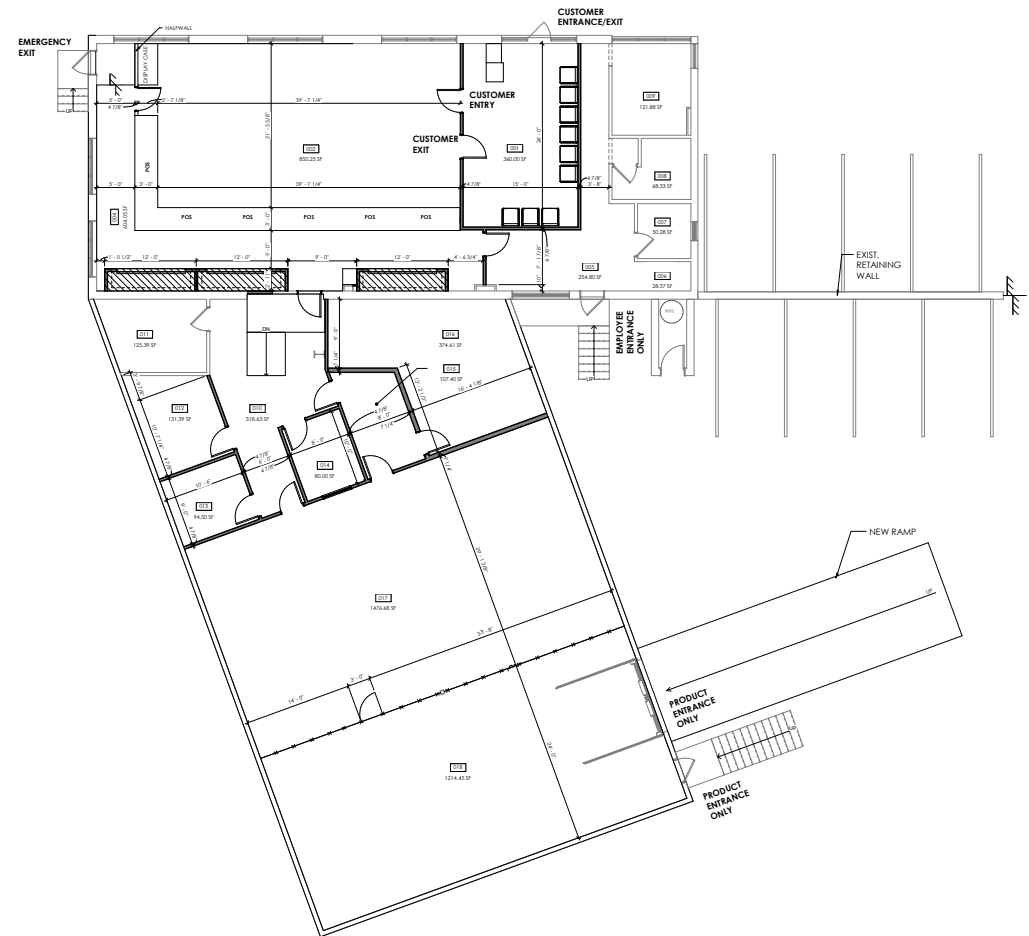
REBECCA THESSER

314.282.9836 (DIRECT)




314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

- 7,014 SF BUILDING ON 0.48 AC LOT
- \$670,000 (\$95.52/SF)
- 13' CLEAR HEIGHT
- CLIMATE CONTROLLED WAREHOUSE
- LOADING DOCK
- 15 STRIPED PARKING SPACES WITH ABILITY TO ADD ADDITIONAL SPACES
- NEW TPO ROOF INSTALLED IN 2023 WITH 5-YEAR WARRANTY
- MINUTES AWAY FROM I-170 AND I-70



POPULATION ANALYSIS

POPULATION	 <u>1 MILE</u> 12,509	<u>3 MILES</u> 94,104	<u>5 MILES</u> 240,970
HOUSEHOLDS	 <u>1 MILE</u> 5,230	<u>3 MILES</u> 40,229	<u>5 MILES</u> 98,646
AVG HH INCOME	 <u>1 MILE</u> \$59,228	<u>3 MILES</u> \$72,265	<u>5 MILES</u> \$93,084

VIEW &
DOWNLOAD:

DEMO REPORT



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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PHOTOS

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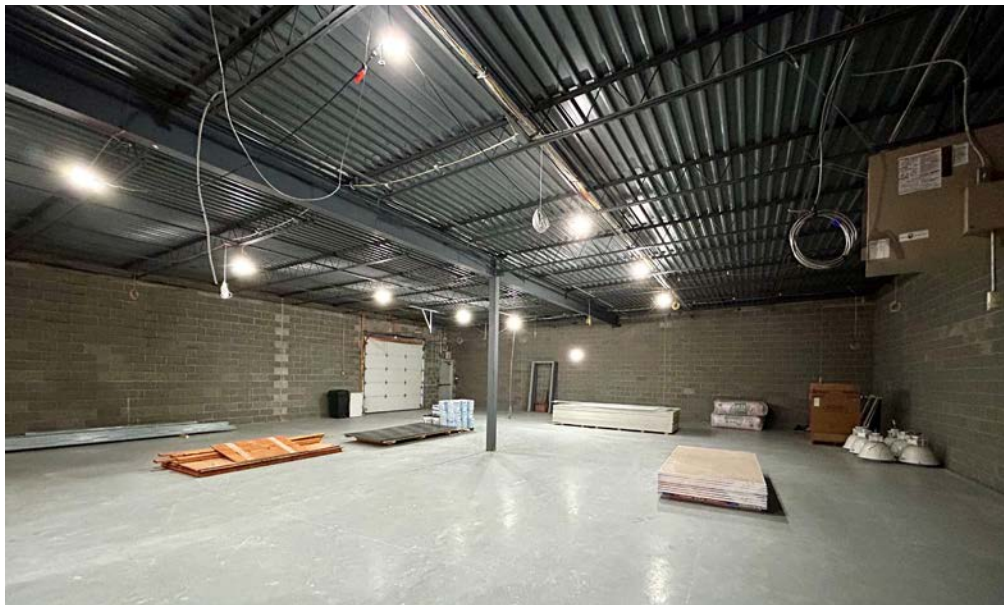
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MARKET AERIAL

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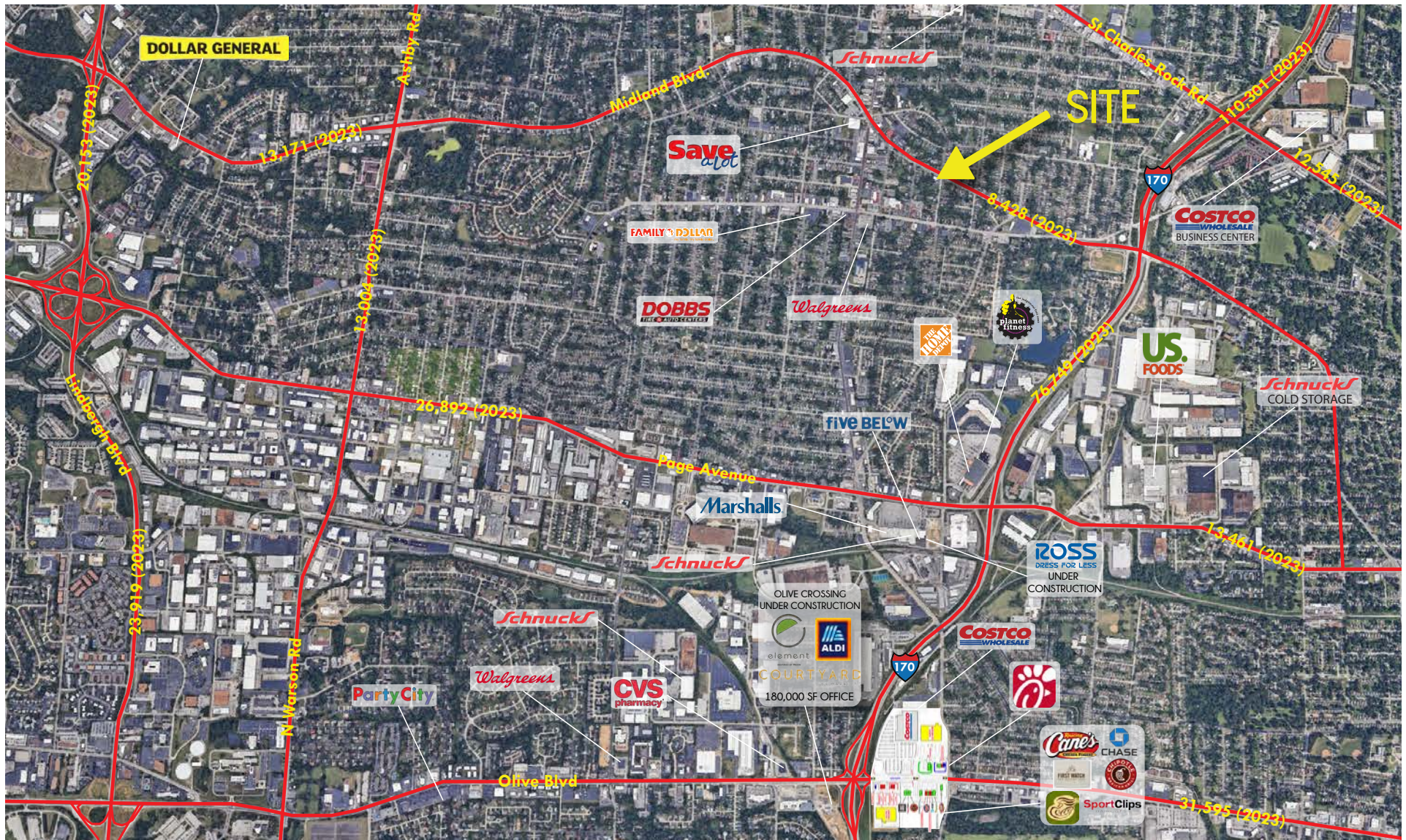
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