



# 5789 Westwood Drive

Weldon Spring, MO 63304



## Property Highlights:

- Close proximity to HWY 40/I-64
- Located off of HWY 94
- Available: min 3,750 SF
- Lease Rate: \$6.00 per SF
- 4' loading dock in the rear
- 10' doors front and back
- Includes small office with HVAC



636.394.3577



www.walmartinvestment.com

**ADDRESS:** 5789 Westwood Drive, Weldon Spring, MO 63304

**HOW TO GET THERE:** From HWY 40/I-64, go North HWY 94 approximately 1 mile, turn left onto O'Fallon Rd, then make an immediate right on Westwood Dr. Continue on Westwood Dr. for approximately 300 yards. 5789 Westwood Drive will be on your left.

**AVAILABILITY:** November, 15 2012.

**BUILDING DESCRIPTION:**

<b>Type:</b>	Light Industrial	<b>Dock:</b>	Rear
<b>Year Built:</b>	1984	<b>Windows:</b>	Aluminum Tinted
<b>Style:</b>	Industrial warehouse	<b>Lighting:</b>	Metal halide lamps
<b>Construction:</b>	Steel	<b>HVAC:</b>	2 Gas furnaces and AC
<b>Total Dev SF:</b>	68,000+ SF	<b>Plumbing:</b>	1 Restroom
<b>Unit SF:</b>	Min 3,750 SF, max 7,500 SF	<b>Electrical:</b>	2 Panels, 400 amp 3 phase
<b>Roof:</b>	Steel	<b>Sprinkler:</b>	None
<b>Ceiling Height:</b>	14' with two, 10' overhead doors	<b>Basement:</b>	None
<b>Floors:</b>	Unsealed concrete	<b>Prior Tenant:</b>	Sign Company

**UTILITIES:**

**Gas:** Gas provided by Laclede Gas Company. *p. 314.621.6960*  
**Electric:** Electric provided by Ameren UE. *p. 314.342.1111*  
**Water:** Water provided by Alliance Water. *p. 573.874.8080*  
**Sewer:** Sewer provide by Duckett Creek Sewer District. *p. 636.441.1244*

**REAL ESTATE TAXES:** Tenant shall reimburse Landlord annually for 50% of all real estate taxes applicable to the demised premises. The reimbursable amount will be prorated by the number of square feet of the demised premises and the number of days the Tenant occupied the demised premises for the current year. Tax reimbursement for 2012 will be approximately \$.33 per square foot per year.

**ZONING AND PERMITTED USES:** Light Industrial.

**OCCUPANCY PERMIT:** An "Application for Business License" must be completed and approved prior to occupying the demised premises. The Application may be obtained from the City of Weldon Spring located at 5401 Independence Road, Weldon Spring, MO 63304.

**ADT:** 39,000 per 2006 MODOT study.

**PRICE:** Lease Rate \$6 per SF per year plus Modified Gross (see real estate taxes above).