

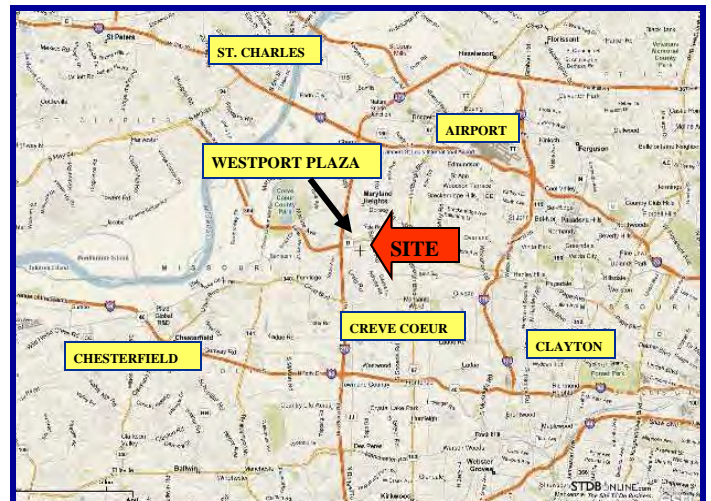
# 2282-2298 Grissom Drive MARYLAND HEIGHTS, MISSOURI 63146



**FOR SALE**  
**\$1,599,000**  
**(\$50.00/SF +/-)**

- ◆ 31,872 +/- SF office warehouse building (73% office); 18' ceiling in warehouse
- ◆ 1.89 acre lot
- ◆ 100% air condition/heated
- ◆ Building divided to accommodate 2 users
- ◆ One possible 10,000 +/- sf tenant in place with 21,872 sf available for owner/user
- ◆ Possible seller financing for qualified buyers
- ◆ New roof
- ◆ 62 parking spaces/4 docks/1 drive-in door

**Fantastic Central  
Westport Location**



**Easy Access to Entire  
Metropolitan Area**

**KAPLAN**  
**REAL ESTATE CO. INC.**

1000 Macklind Avenue, St. Louis, MO 63110  
[www.kaplanrealestate.com](http://www.kaplanrealestate.com)

For more information please contact  
**DAVID WRIGHT**  
314.652.7000 x 109  
314.422.1689 cell

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