BLOCK HAWLEY

A BLOCK REAL ESTATE SERVICES AFFILIATE

3125-3127 CLIFF DRIVE

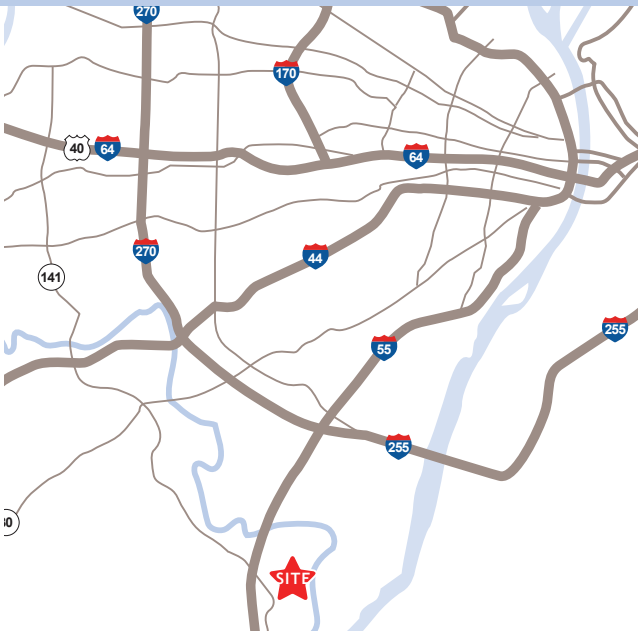
ARNOLD, MO 63010



FOR LEASE OR SALE

39,600 SF Metal Building w/ Outside Storage

- Site fully paved and zoned for outside storage
- 24’ Clear in Warehouse
- 2,000 SF New Office
- 30’ x 60’ Columns
- ESFR Sprinkler System
- Three (3) Docks
- Two (2) Drive-ins (12’ x 14’)
- 35 ft Candle LED
- 400 Amp 480 V Power Service
- **LEASE RATE: $11.50/SF NNN**
- **SALE PRICE: Contact Broker**



JEFF HAWLEY
(636) 534-2904 | jhawley@blockhawley.com

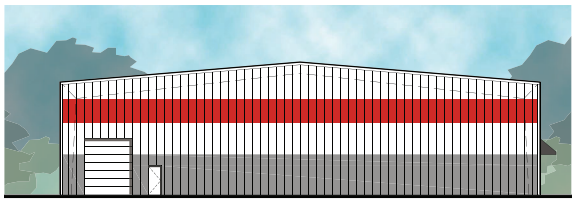
BRANDON DUNCAN
(636) 534-2916 | bduncan@blockhawley.com

BLOCK HAWLEY

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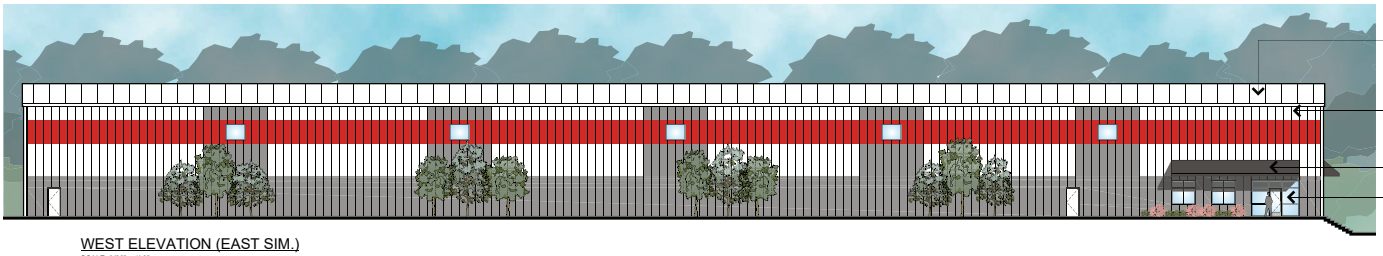
ELEVATIONS & SITE PLAN

3125-3127 CLIFF DRIVE



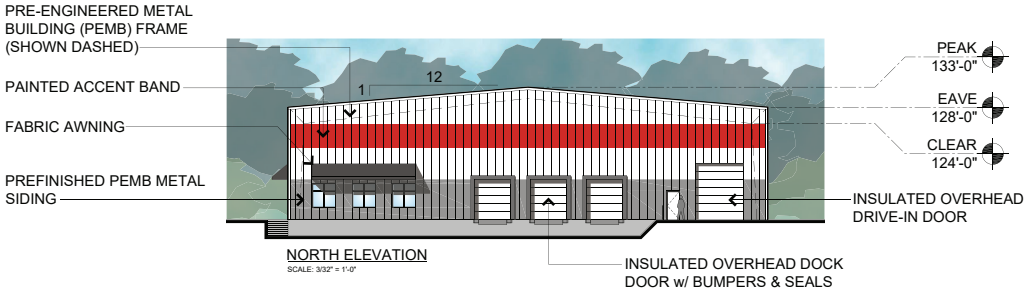
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



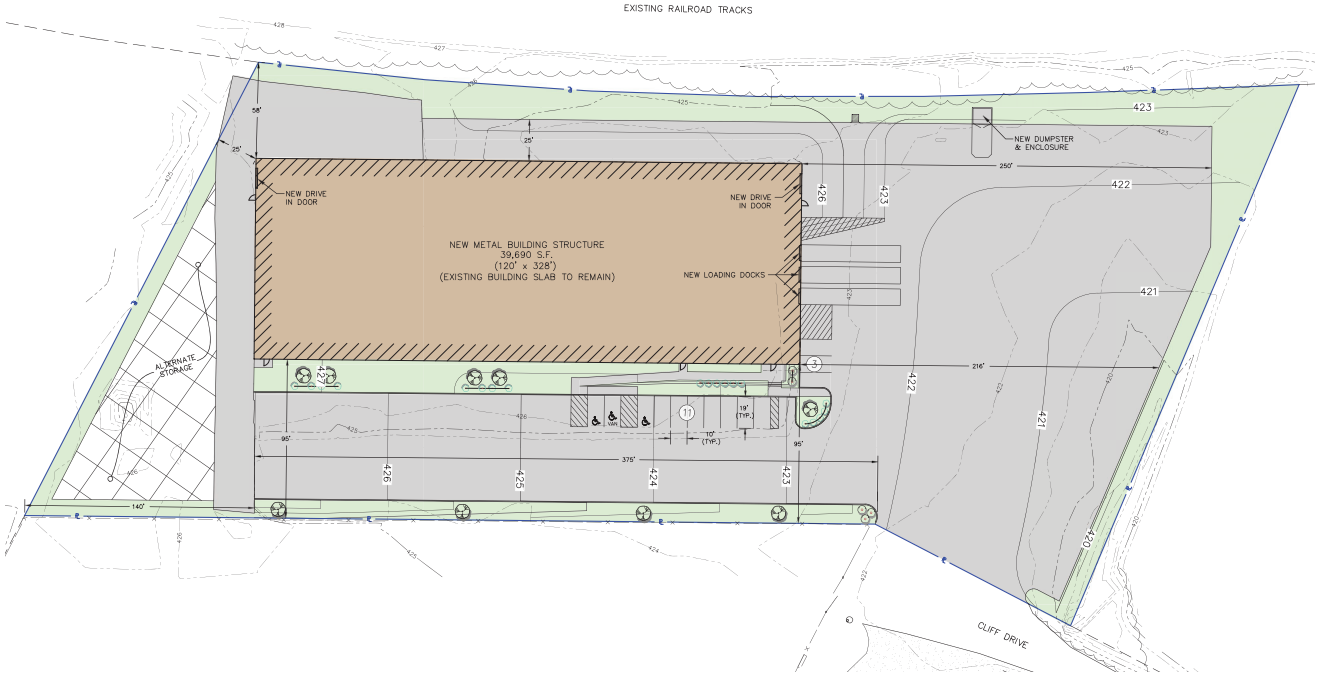
WEST ELEVATION (EAST SIM.)

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



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