



A BLOCK REAL ESTATE SERVICES AFFILIATE

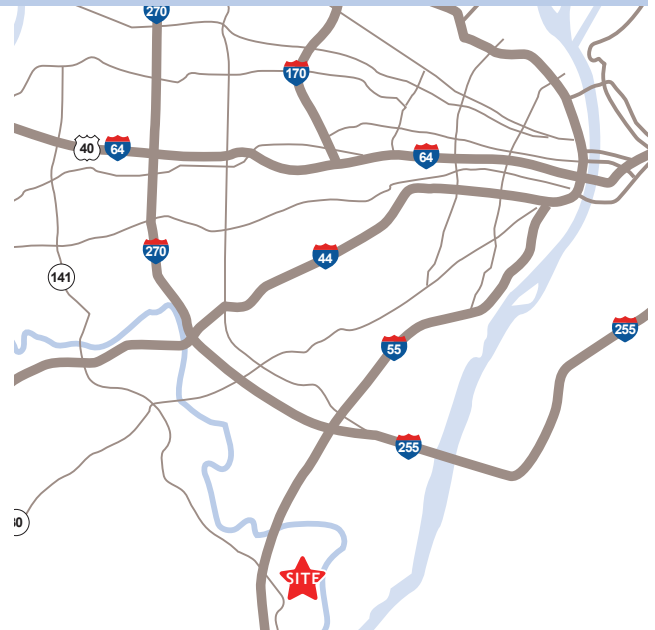
3125-3127 CLIFF DRIVE
ARNOLD, MO 63010

NOVEMBER 2025 DELIVERY



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: \$11.00/SF NNN**
- **SALE PRICE: \$6,415,200.00 (\$162.00/SF)**



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BRANDON DUNCAN

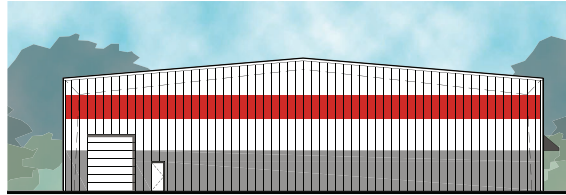
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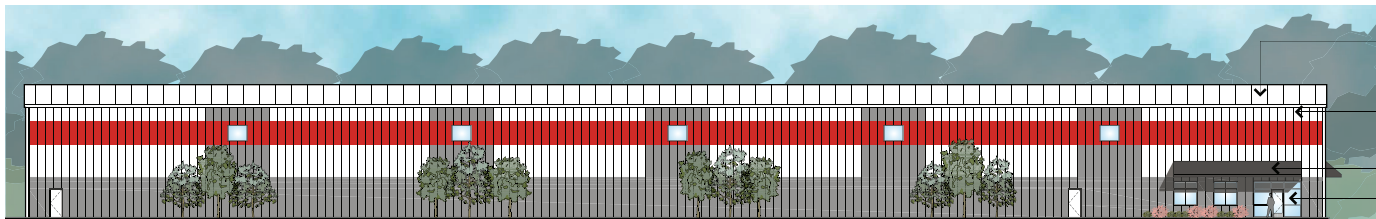
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ELEVATIONS & SITE PLAN

3125-3127 CLIFF DRIVE



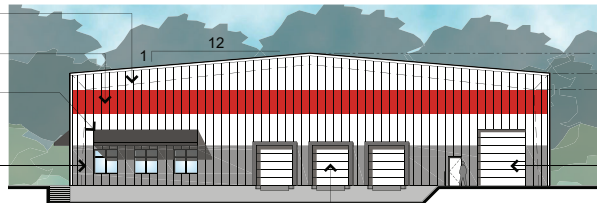
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION (EAST SIM.)
SCALE: 3/32" = 1'-0"

- STANDING SEAM METAL ROOF
- PREFINISHED PEMB METAL SIDING
- FABRIC AWNING
- PREFINISHED ALUM. STOREFRONT SYSTEM

- PRE-ENGINEERED METAL BUILDING (PEMB) FRAME (SHOWN DASHED)
- PAINTED ACCENT BAND
- FABRIC AWNING
- PREFINISHED PEMB METAL SIDING



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

INSULATED OVERHEAD DOCK DOOR w/ BUMPERS & SEALS

- PEAK 133'-0"
- EAVE 128'-0"
- CLEAR 124'-0"

INSULATED OVERHEAD DRIVE-IN DOOR

