



617 CEPI DRIVE CHESTERFIELD, MO 63005



PETER LU

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(314) 662-6578 (DIRECT)

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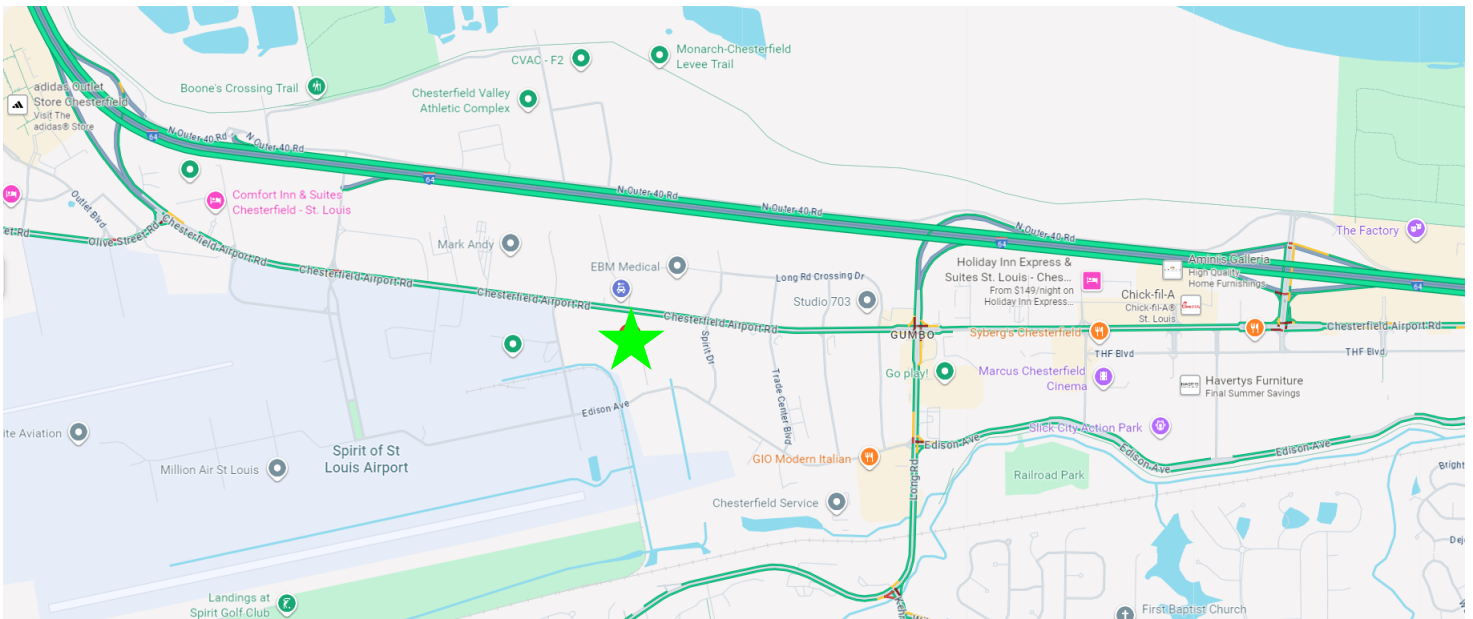
3636 S GEYER RD STE 100,
SAINT LOUIS, MO 63127



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617 CEPI DRIVE | CHESTERFIELD, MO 63005

EXCELLENT LOCATION

JUST OFF HWY 64/40 BEFORE ST. CHARLES
RIGHT OFF CHESTERFIELD AIRPORT RD.



SALES PRICE : \$1,650,000
BUILDING SIZE: 15,720 SF
OFFICE SF: 1,750 +/-
LOT SIZE: 0.98 ACRE



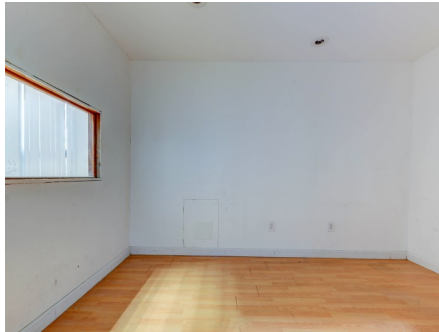
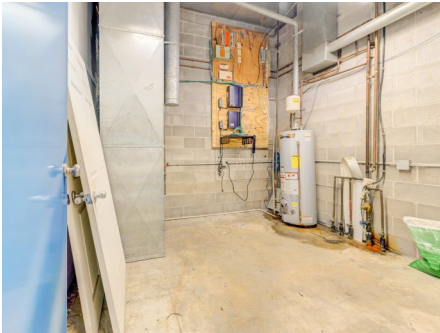
- Parking Lot 15+/- spaces
- Office spaces
- Large heated warehouse area
- Kitchen
- Power: 400a/230-460 v 3 phase
- Drive in doors
- Dock high loading access
- Zoning: M3 - Planned Industrial

Estimated NN expenses:

- Property Tax: \$33,027.95
- Insurance: \$6,212.00
- Chesterfield Monarch Levee District Tax: \$2,100.00

Total: \$41,739.95 ÷ 15,720 SF = \$2.63/SF





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Co-Listing Agent:

TED HSEU

314-662-4568



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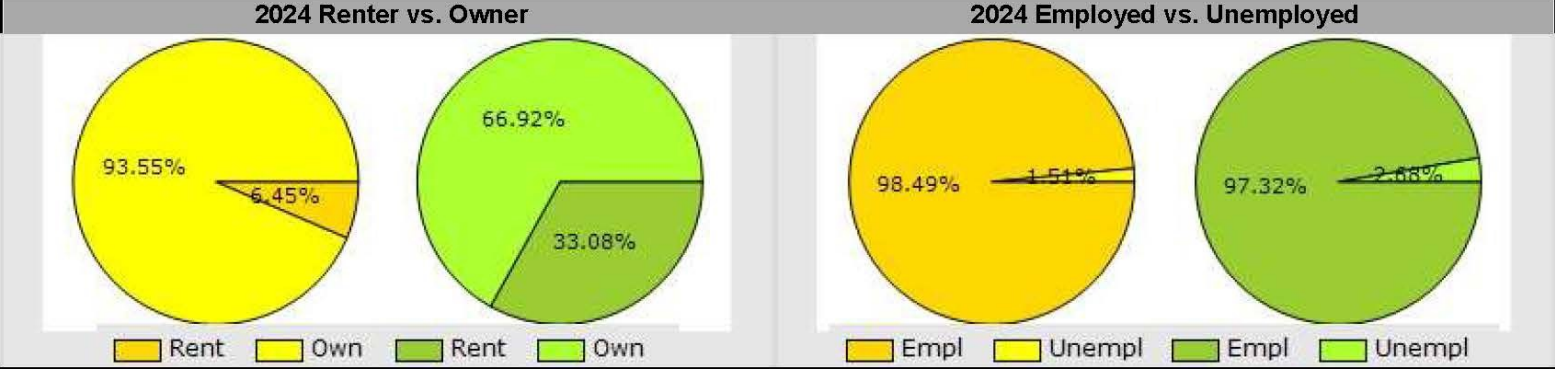
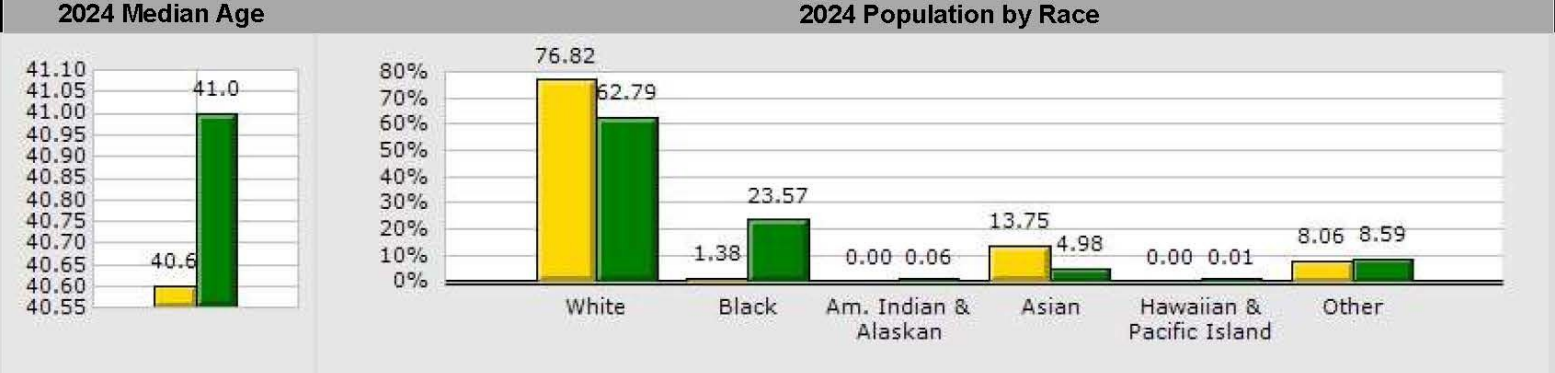
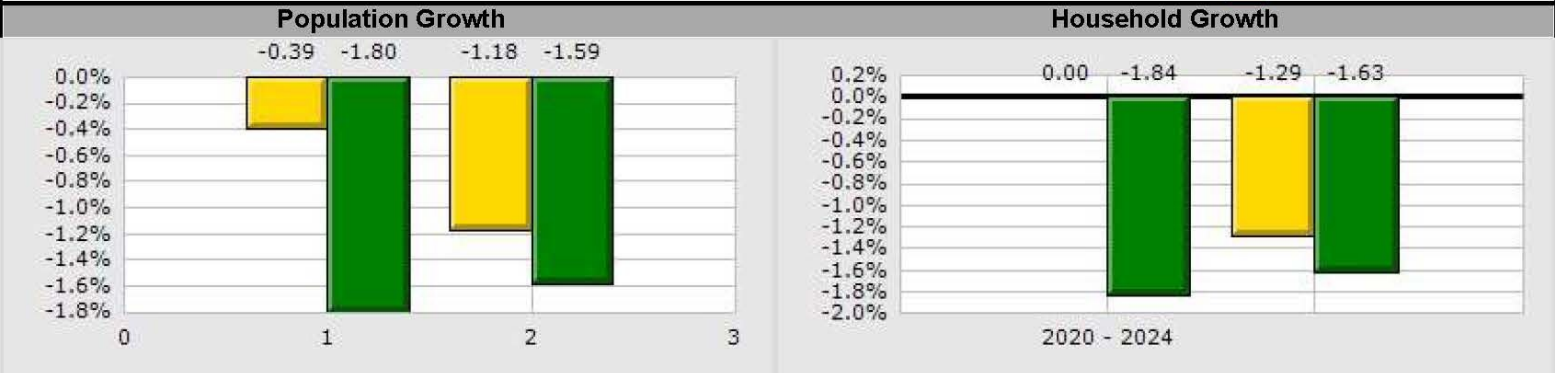
Demographic Market Comparison Report

1 mile radius

617 Cepi Dr, Chesterfield, MO 63005

Type: Industrial/Warehouse
County: St. Louis

1 Mile
County





Total Sq Ft And Dimensions Are Estimates And Not a Reliable Source Of Information