

For Sale & Lease

Maryland Heights, MO

2441- 2445

NORTHLINE INDUSTRIAL





2441 Northline Industrial

PHOTOS + DETAILS

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Building Highlights

- Sale Price: \$3,250,000
- For Lease: \$6.85 psf NNN
- 42,090 SF Industrial Warehouse on 1.98 Acres
- Functional Class B Industrial Facility
- Masonry Construction – Built to Last
- 20' Clear Height Warehouse
- Efficient 32' x 30' Column Spacing
- Upgraded T5/LED Lighting Throughout
- Reliable 6AF Membrane Roof • 11 Years Warranty Left
- Heavy Power: 400A • 480/277V • 3-Phase

Loading / Access

- 4 Dock-High Doors + Multiple Drive-In Options
- Ramped Drive-In & Box Truck Access
- Two Rail-Adjacent, Rail-Potential Loading Doors
- Ideal for Distribution, Storage & Light Manufacturing

Site Features

- Ample Parking – 30 Surface Spaces
- Secure, Flexible 1.98 AC Lot
- M-1 Zoning (Light Manufacturing) – Highly Flexible Uses
- Excellent for Warehousing & Storage Services



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DEMOGRAPHICS

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Maryland Heights continues to rank as one of the most sought-after industrial submarkets in the St. Louis region, driven by its central location, robust highway access, and deep existing industrial inventory. The area sits at the intersection of I-270, I-70, and Route 364, making it a natural logistics hub that attracts distributors, contractors, flex users, and last-mile operators. Offering 42,090 SF of highly functional warehouse space with efficient site layout and excellent loading. This includes 5-10% existing office and quality control square footage. large enough to support meaningful warehouse or production operations, yet small enough to appeal to a wide pool of owner-users, investors, and multi-market industrial occupiers. Regional industrial listings show steady demand for buildings within the 25,000–50,000 SF range, with a variety of comparables actively trading and leasing across Maryland Heights and adjacent corridors.

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	9,960	65,719	175,996
Median HH Income	\$63,810	\$69,106	\$69,006
Population Median Age	35.9	36.3	36.9
Households	4,313	27,314	71,923



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AERIAL

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