

for
sale



1323 ferguson
st. louis, mo 63133

+/-26,000 sf
warehouse building

large lot for
outdoor storage

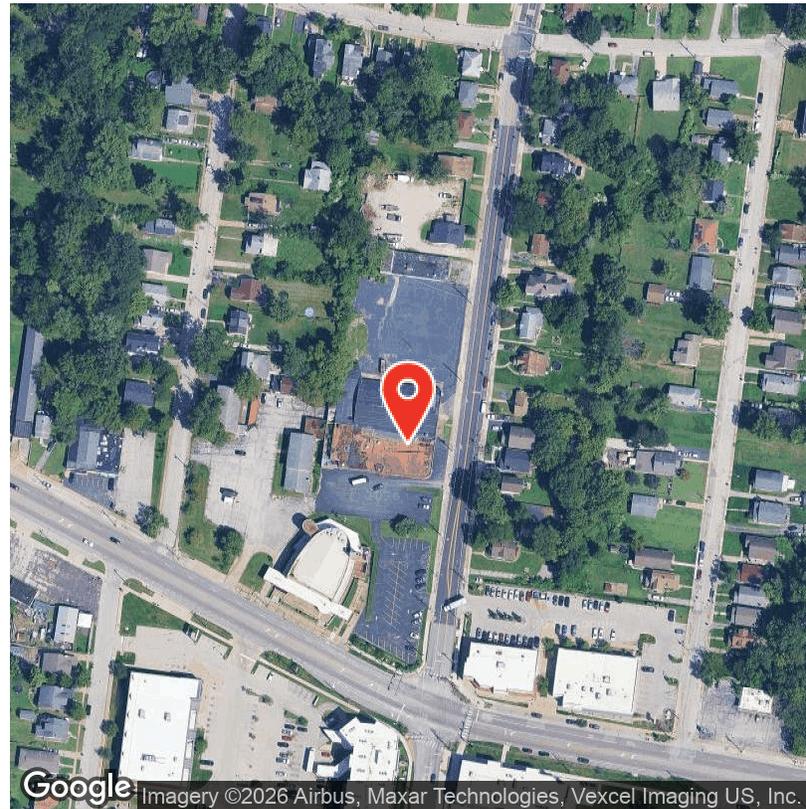


PROPERTY HIGHLIGHTS

- +/- 26,000 SF | 2 Buildings
- 1.83 Acre Lot
- 2 Large Commercial Hood & Walk-in Fridge
- 12 Private Offices
- 10,800 SF Warehouse | Barrel Roof
- Immediate Access to I-170, I-70 & I-64
- 2 Angled Docks
- Fenced-In Secured Lot | Outside Storage
- Office Area Central Air

OFFERING SUMMARY

Sale Price:	\$460,000
Price Per SF:	\$17.69/SF
Lot Size:	1.83 Acres
Building Size:	26,000 SF



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TYLER ALMS

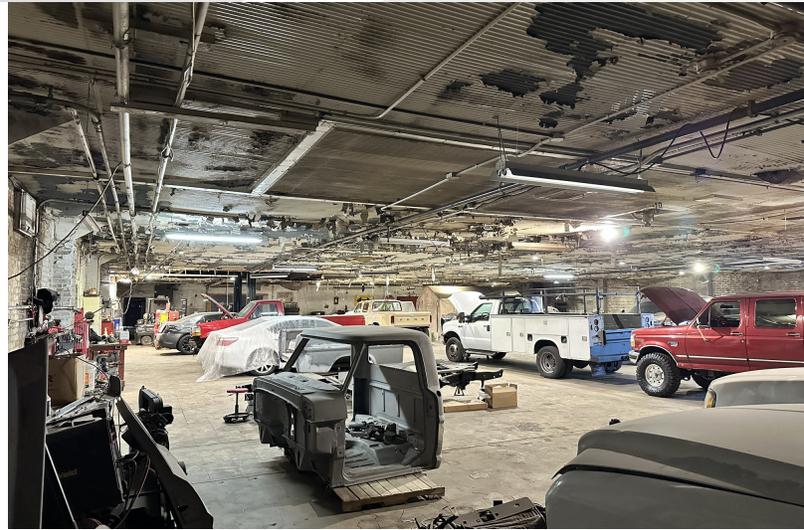
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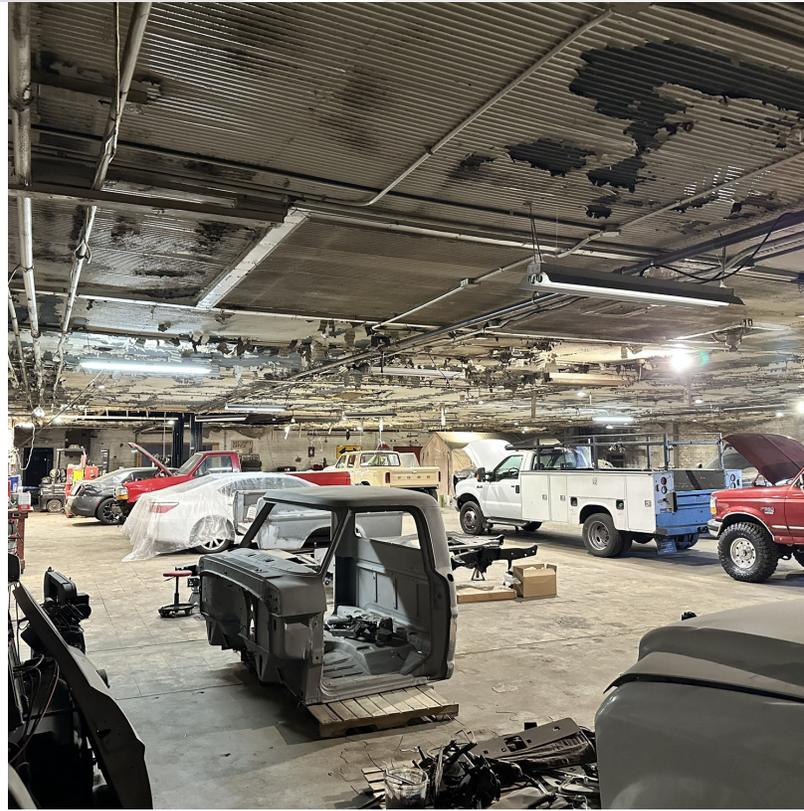
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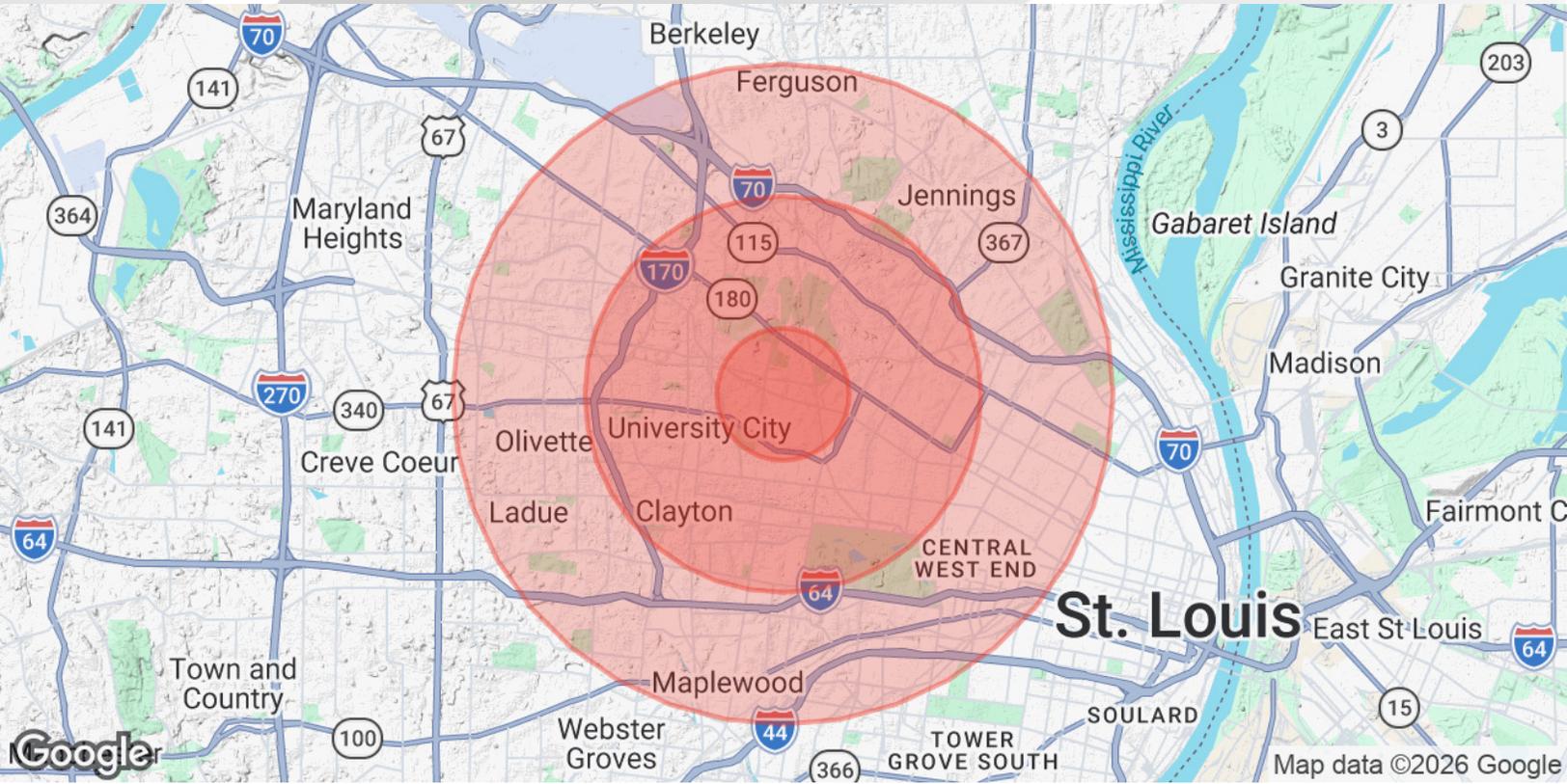
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,619	114,202	291,948
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,093	49,518	131,769
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$57,298	\$107,064	\$93,733
Average House Value	\$160,342	\$394,845	\$333,526

Demographics data derived from AlphaMap



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**TYLER ALMS**

Senior Associate

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Direct: 314.451.7897

PROFESSIONAL BACKGROUND

Tyler is an Associate at Salient Realty Group. He has passion for the growth and development of St. Louis, and offers various services to clients, including investment acquisitions and dispositions as well as commercial sales and leasing. Furthermore, his primary focus is industrial property in which he has built a vast network of owners, buyers, investors, and tenants within the industry. Tyler has a very outgoing personality and has been perusing a real estate career since his sophomore year in college. Tyler is a very driven & motivated agent that looks to go above and beyond for his clients and for everyone to whom he may work with.

EDUCATION

Graduated from the University of Mississippi with a bachelor's degree in Finance and a major in Real Estate.

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**MATTHEW MILLSLADLE**

Associate

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PROFESSIONAL BACKGROUND

Matthew has always had a passion for commercial real estate. He started at Salient first as intern and then after graduating from the University of Arkansas and receiving his degree in Finance - Real Estate with a marketing minor, he accepted a full time position at the firm. From his time living in the area as well as his studies, he has vast knowledge of where and what clients are looking for. Matthew is looking forward to helping others see how great St. Louis can be.

EDUCATION

University of Arkansas - Sam Walton College of Business

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