



### PROPERTY HIGHLIGHTS

- 46,237 square foot building on 2.8 acres
- Outside storage: large fenced lot for outsider storage of vehicles, equipment, or materials
- Approximately 4,000 square feet of existing office finish
- Loading:
  - 1 dock
  - 2-drive-in doors
  - 2 additional docks can easily be added
- Equipped with heavy power
- Parking: 35 striped car parking in addition to the existing fenced lot

### CONTACT

**BEN FRIEDMAN**

314.283.9235

[bfriedman@savoyproperties.com](mailto:bfriedman@savoyproperties.com)

**SALE PRICE: \$2,450,000**

### SAVOY PROPERTIES

1034 S Brentwood Blvd, Suite 1200 | St. Louis, MO 63117 | p: 314.909.8400 | f: 314.909.8406

[SAVOYPROPERTIES.COM](http://SAVOYPROPERTIES.COM)

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