

# For Sale or Lease

75,000± Sq. Ft. Warehouse

2600 Samuel Shepard Dr.  
St. Louis, MO 63103



**Sale Price: ~~\$4,500,000.00~~**

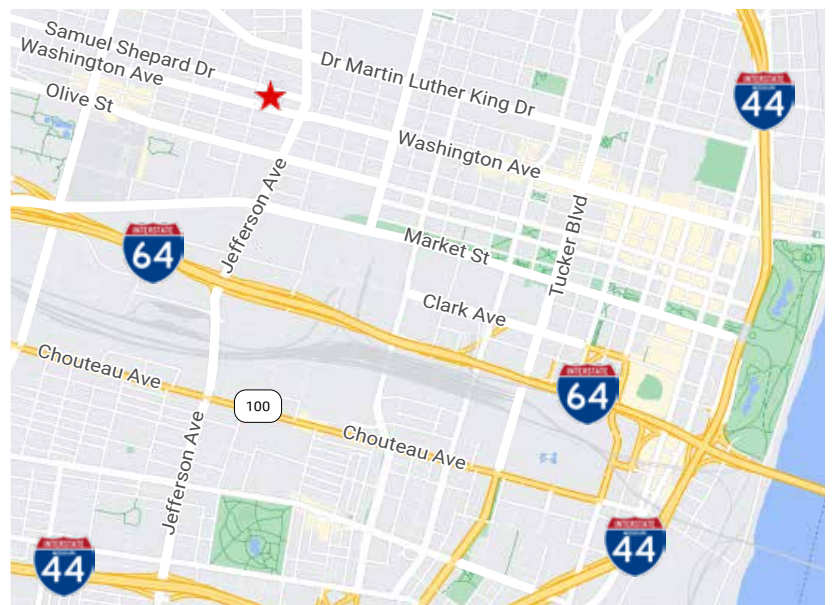
**Reduced Price: \$3,995,000**

**Lease Rate: \$4.25/Sq. Ft. NNN**

- 16'-20' Clear Ceiling Height
- Clear Span
- 11 Docks
- Wet Sprinkler
- Easy Access to I-64 and I-44
- Zoned J Industrial

**Kevin Eskridge**

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Office Industrial Retail Institutional Investment Management



Commercial Real Estate  
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**314 781 0001**



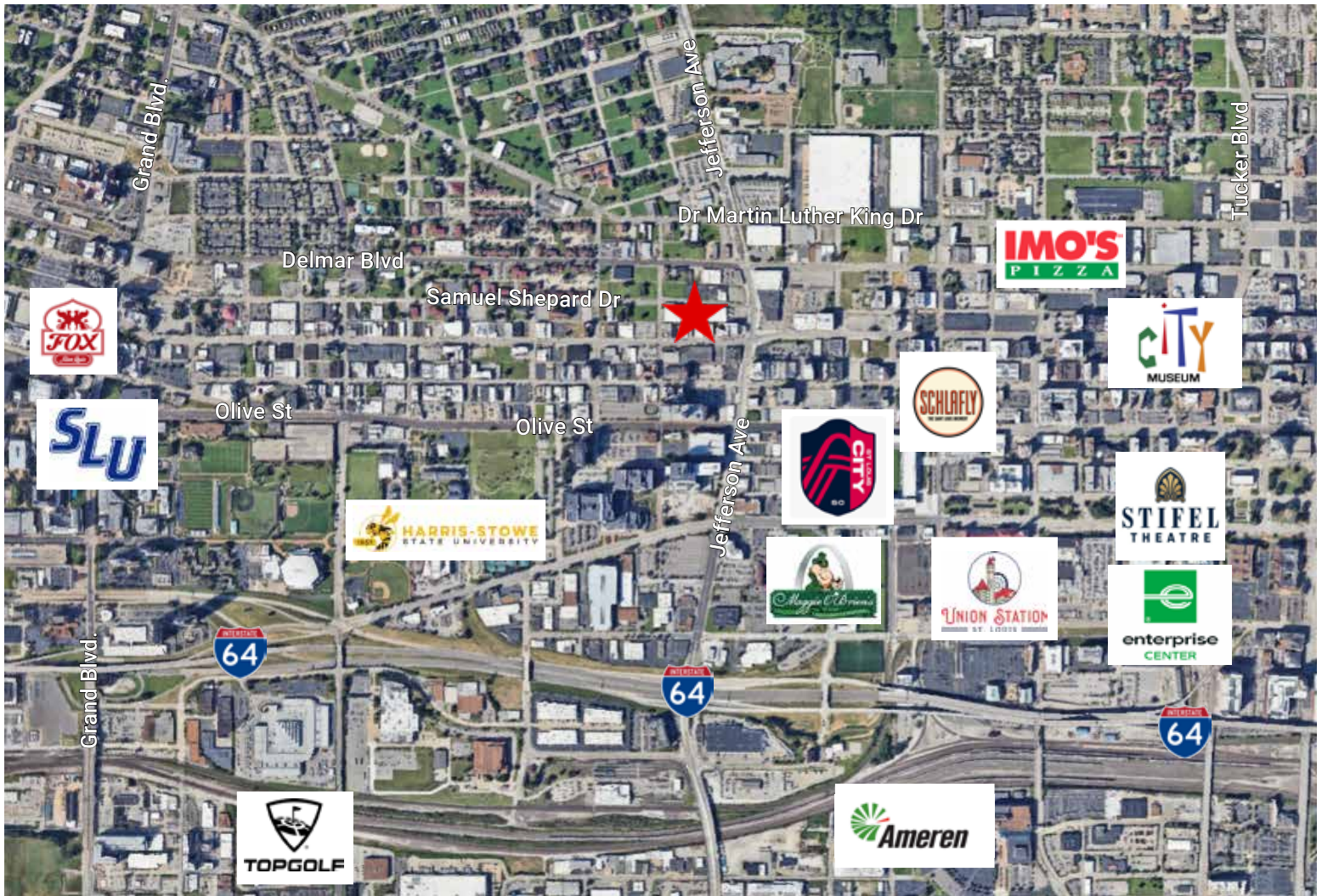
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Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

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