

**286 – 292 EAST AVENUE**  
ST. LOUIS, MO 63119



## Contact Information

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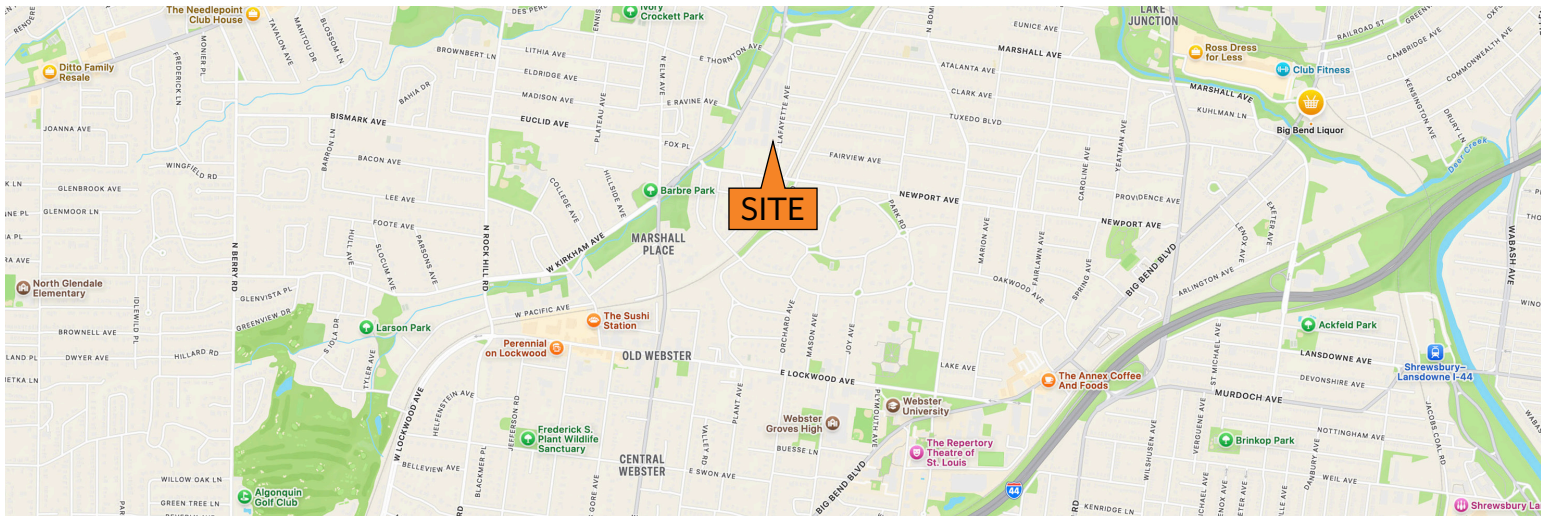
Cozad Commercial Real Estate  
MD Real Estate Advisors, LLC  
16 Sunnen Drive, Ste. 164  
St. Louis, Missouri 63143

## PROPERTY HIGHLIGHTS

- ▶ 12,963 SF Office / Warehouse Building
- ▶ Centrally located with great access to I-40, I-44, and I-170
- ▶ 3 Docks + 1 Interior Dock
- ▶ Well-appointed offices
- ▶ Full commissary build out with hood, cooler, and freezers
- ▶ 20% Office / 80% Warehouse
- ▶ Well-maintained building
- ▶ Parking for 16+ vehicles
- ▶ Can be divided into a multi-tenant building
- ▶ **For Sale: \$1,550,000**



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Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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