

# 57,900+/- SF Industrial Space

1.39 Acres

5206 South 38th Street  
St. Louis, MO 63116

**\$25,000 Broker Bonus**  
on any sale closed before Feb 28, 2026



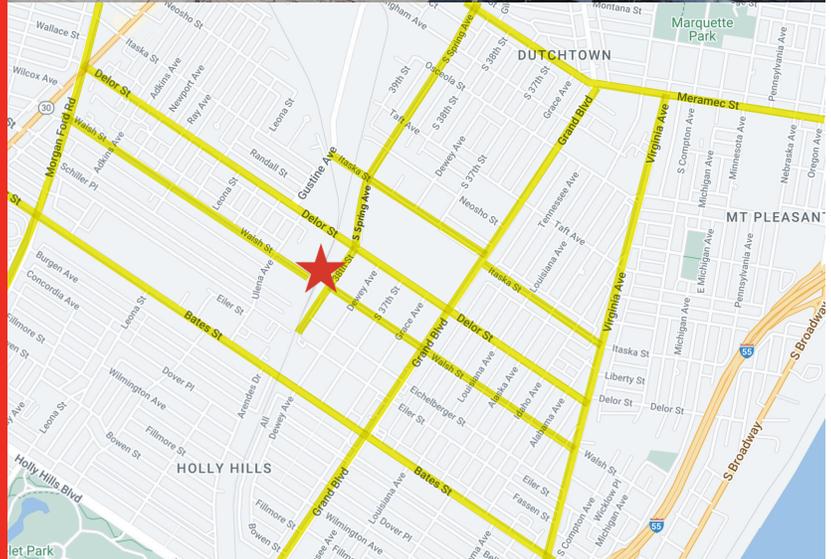
## For Sale or Lease

Lease Rate:  
**\$2.95/Sq. Ft., NNN**

Sale Rate:  
**\$1,550,000 (\$26.77/PSF)**

## Features

- Strong St. Louis Labor Market
- Built up-modified Bitumen Roof (2016)
- Majority of roof resurfaced in 2023
- New LED warehouse lighting and interior paint
- New gas fired warehouse heating
- HVAC - 3.5 tons - office area only
- Masonry construction
- Small fenced outside storage



## Contact

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