

For Sale/Lease

5319 & 5334 Shreve Ave
St. Louis, MO 63115



362,874 SF on 22.54 AC



Heavy Manufacturing Facility



NAIDESCO

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Property Highlights

5319 Shreve: ±362,874 SF Single-story manufacturing facility on 16.27 acres; approx. 5,000 SF office finish

5334 Shreve: ±58,305 SF (not included in Total SF) Crane runway, partially enclosed, on 6.27 acres



Heavy Infrastructure

21 bridge cranes with heavy power, adjacent to Ameren substation



Rail Served (TRRA)

Direct rail connectivity for efficient logistics



Outside Storage

6+ AC lay down yard



Zoned K-Unrestricted

Allows broad range of industrial and commercial permitted uses



Incentives

Within LCRA Chapter 99 Redevelopment Plan; potential tax abatement and New Market Tax Credits



Strategic Location

Easy access to I-70, TRRA Rail, Municipal River Port and International Airport



Sale Price:

\$7,495,000



Lease Rate:

5319 Shreve: \$2.50 / SF, NNN

5334 Shreve: \$13,000 / MO, NNN



Property Details

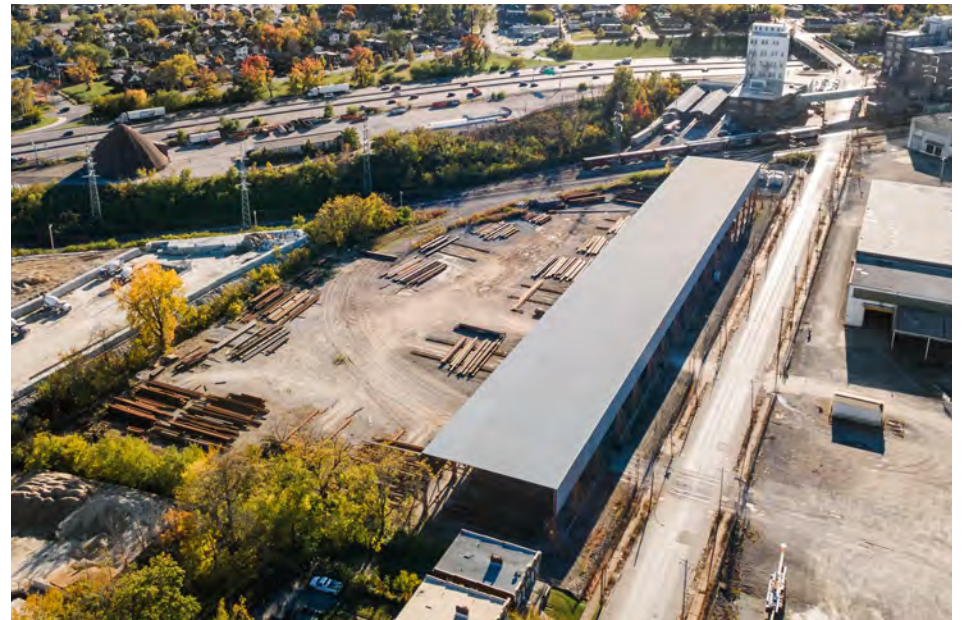
5319 & 5334 Shreve Ave, St. Louis, MO 63115

Zoning:	K – Unrestricted (City of St. Louis)	
Year Built:	1920/1973 (Source: City of St. Louis)	
Lot Size:	16.27 AC (5319 Shreve) 6.27 AC (5334 Shreve)	
Total SF:	±362,874 SF Warehouse: ±357,874 SF Office: ±5,000 SF Covered Crane Runway: ±58,305 SF <i>(not included in Total SF)</i>	
Roof:	TPO, modified, metal & built-up tar roof systems	
Power:	Heavy Power	
Rail:	Rail Served (TRRA)	
Clear Height:	See Facility Map	
Cranes:	See Facility Map Main Building: 19 overhead cranes in main building Covered Crane Runway: 2 overhead cranes (40 tons)	
Loading:	See Facility Map Drive-In: 13 Interior (Dock High): 2 Dock High: 2 Rail to Interior: 7	
Parking:	Ample Parking	
Lay Down Yard:	6+ AC	

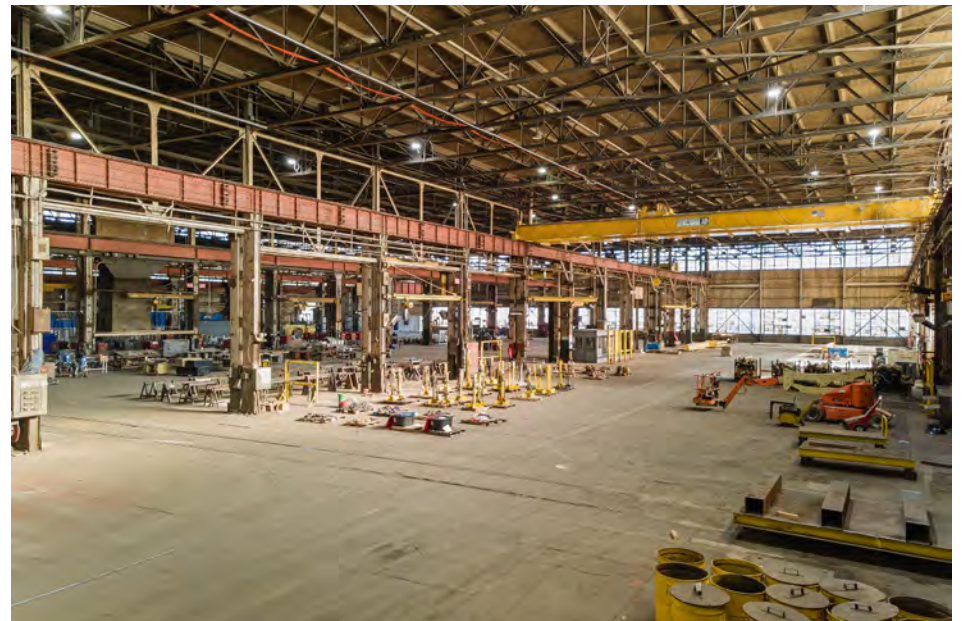
Confidential Data Room
Access additional property information



Property Photos | Exterior



Property Photos | Interior



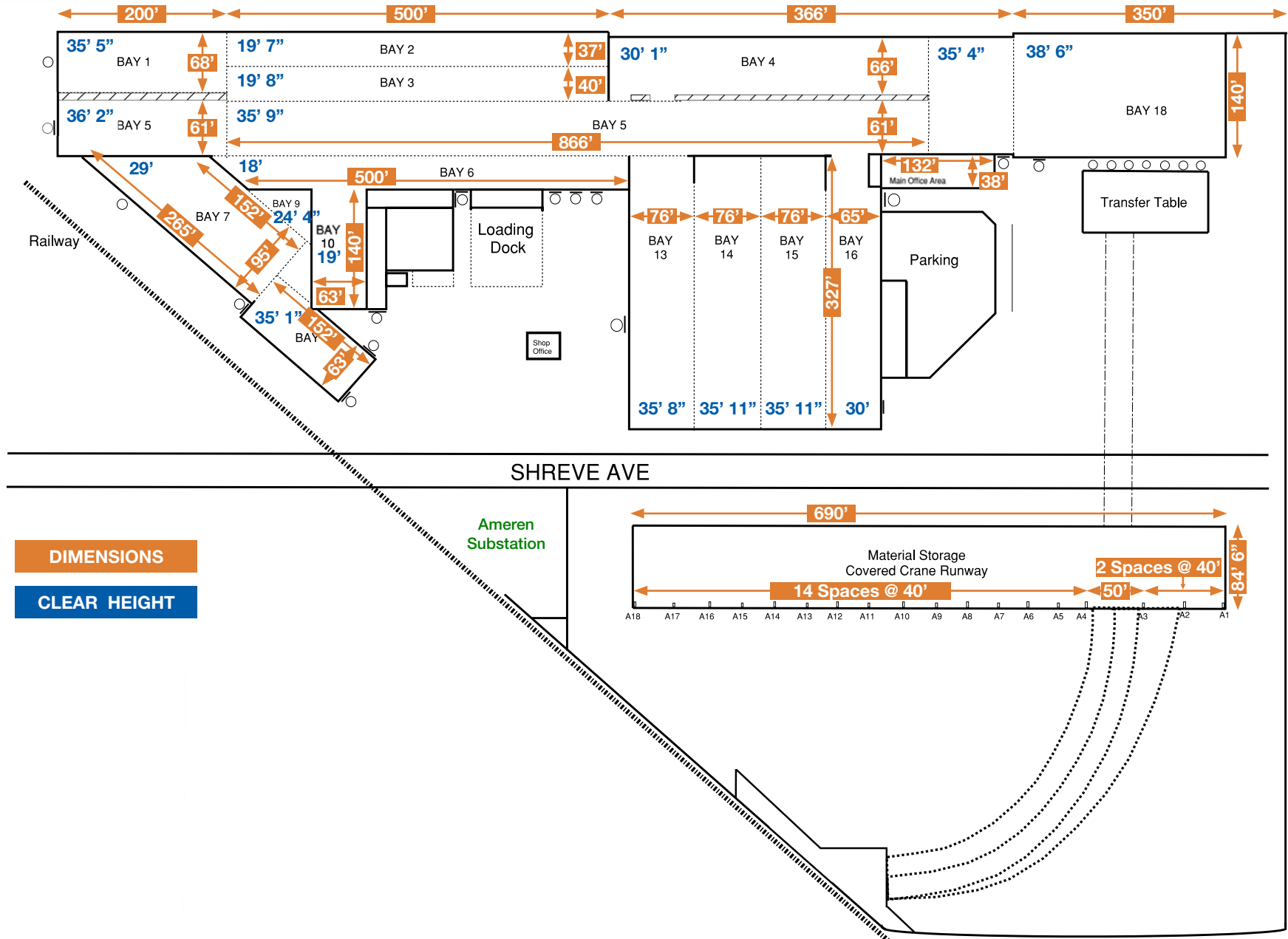
Site Aerial



Site Aerial

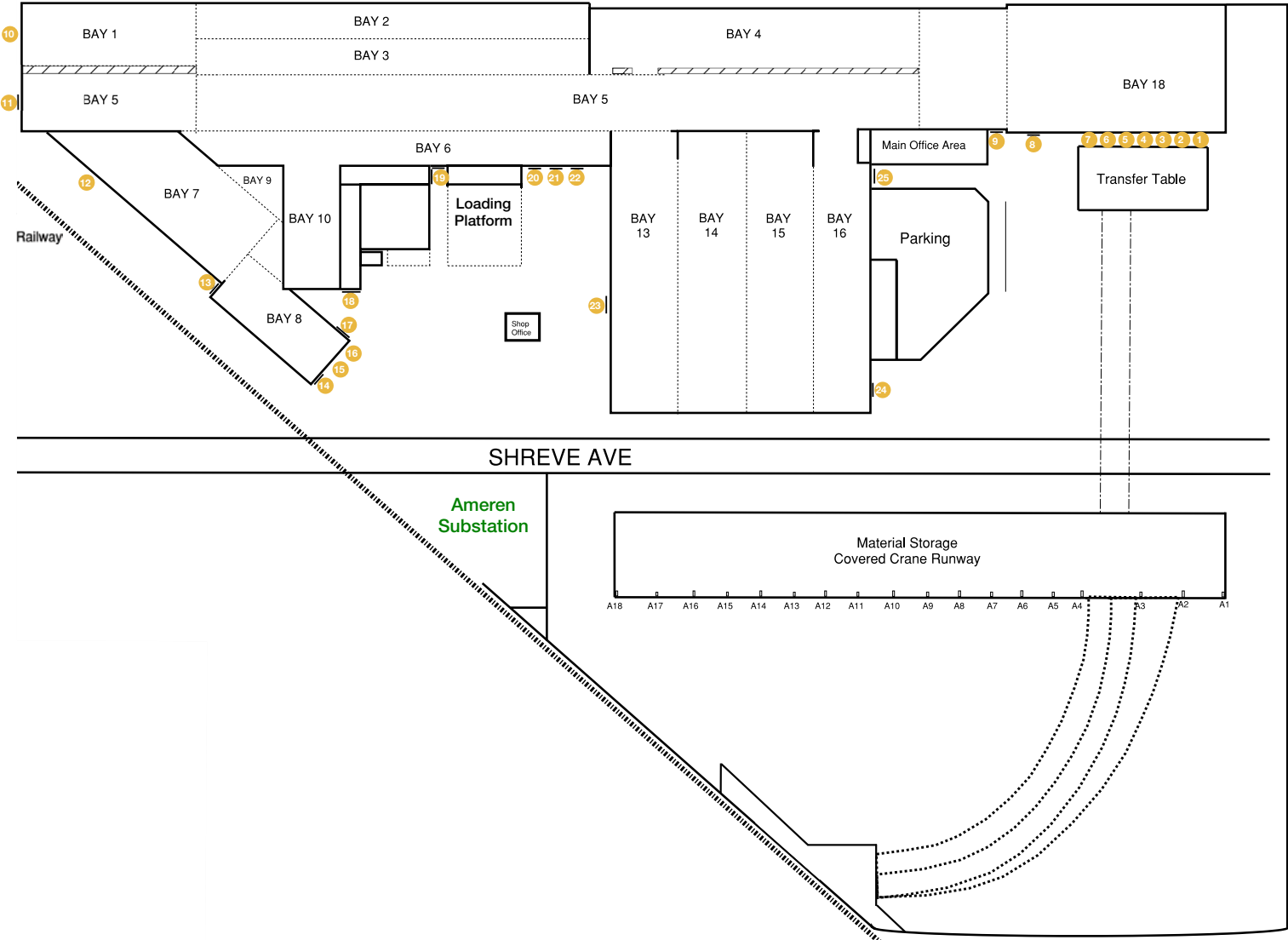


General Facility Map



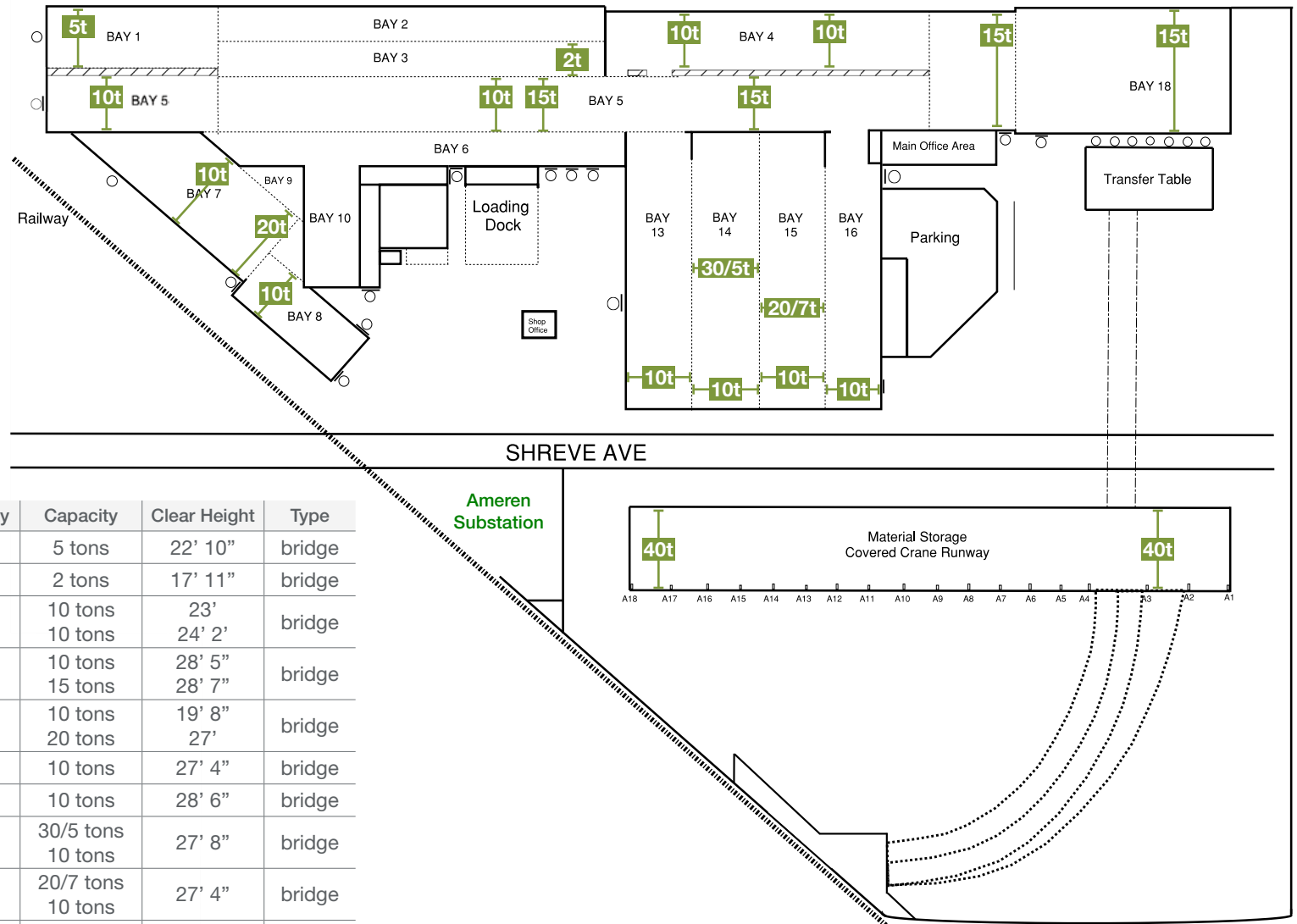
Loading Facility Plan

	Width	Height	Loading Type
1	17'	22'	Rail into Interior
2	17'	22'	Rail into Interior
3	17'	22'	Rail into Interior
4	17'	22'	Rail into Interior
5	17'	22'	Rail into Interior
6	17'	22'	Rail into Interior
7	17'	22'	Rail into Interior
8	16'	20'	Drive-In
9	21' 10"	20'	Drive-In
10	19'	22' 9"	Drive-In
11	20'	22' 3"	Drive-In
12	20'	16' 10"	Drive-In
13	20'	22'	Trailer Height Interior
14	17'	22'	Trailer Height Interior
15	9'	10'	Dock Height
16	9'	10'	Dock Height
17	12'	14' 7"	Drive-In
18	9' 5"	12'	Nonfunctional
19	20'	17'	Drive-In
20	14'	16'	Drive-In
21	14'	16'	Drive-In
22	14'	16'	Drive-In
23	14'	15'	Drive-In
24	22'	20'	Drive-In
25	21' 11"	21' 9"	Drive-In



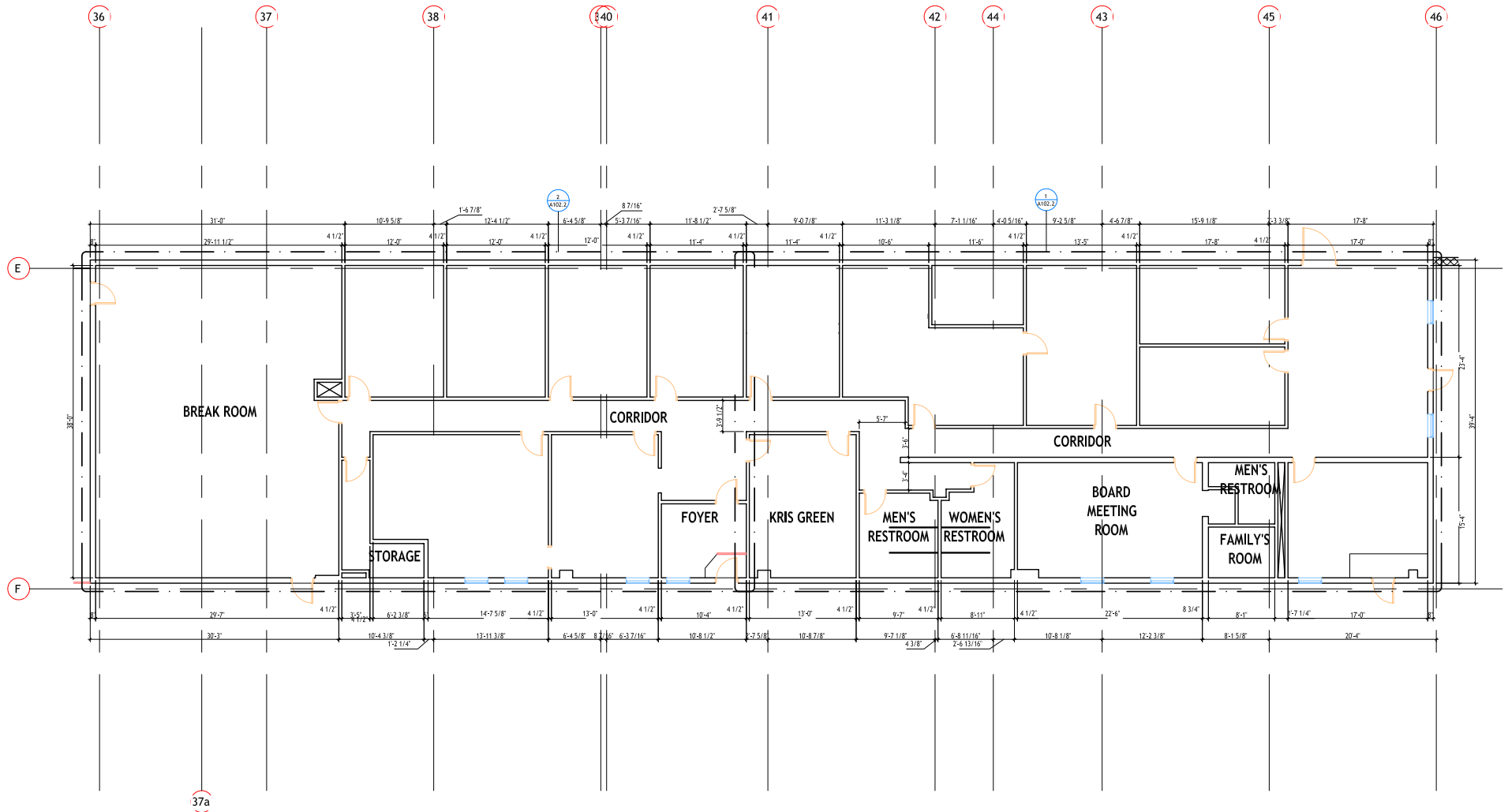
Crane Facility Plan

- » 21 bridge cranes (20 w/capacity of 10 tons or more)
- » 362,874 SF under roof and under crane access
- » 58,305 SF crane runway



Location	Quantity	Capacity	Clear Height	Type
Bay 1	1	5 tons	22' 10"	bridge
Bay 3	1	2 tons	17' 11"	bridge
Bay 4	1	10 tons	23'	bridge
	1	10 tons	24' 2"	bridge
Bay 5	2	10 tons	28' 5"	bridge
	2	15 tons	28' 7"	bridge
Bay 7	1	10 tons	19' 8"	bridge
	1	20 tons	27'	bridge
Bay 8	1	10 tons	27' 4"	bridge
Bay 13	1	10 tons	28' 6"	bridge
Bay 14	1	30/5 tons	27' 8"	bridge
	1	10 tons		bridge
Bay 15	1	20/7 tons	27' 4"	bridge
	1	10 tons		bridge
Bay 16	1	10 tons	23'	bridge
Bay 18	2	15 tons	24'	bridge
Outside Mat. Storage	2	40 tons		bridge

Office Layout



Site Access



Location Overview



St. Louis Metropolitan Statistical Area (MSA) is a major economic and cultural hub in the Midwest, spanning both Missouri and Illinois. It is home to a diverse economy, a strong education system, and a well-developed infrastructure. With a population of over **2.8 million**, St. Louis offers the advantages of a big city while maintaining an affordable cost of living and a high quality of life. Its central location makes it a prime destination for businesses, education, and transportation.

Fortune 1000 Presence

St. Louis is home to a high concentration of Fortune 1000 companies across diverse industries, creating a vibrant business climate that attracts talent and investment.

Transportation

With an international airport, major interstates, Mississippi River access, and extensive rail and transit systems, St. Louis offers exceptional connectivity for business and logistics.

Higher Education

The region's 30+ colleges and universities, including Washington University and Saint Louis University, enroll over 120,000 students and fuel innovation and workforce development.

Affordability

St. Louis boasts a low cost of living, with affordable housing, healthcare, and taxes—making it a smart, cost-effective choice for businesses and residents.

“From starting small to expanding globally, the St. Louis region has the pro-business climate to help your company grow and prosper.”



2,811,927

Total Population



\$109,235

Avg. HH Income



99,395

Total Businesses



1,500,000

Total Employees



120,000+

Total Students



3.7 %

Unemployment

Top Area Employers

BJC HealthCare

Edward Jones
Serving Individual Investors Since 1871

CENTENE
Corporation

BOEING

Washington
University in St. Louis

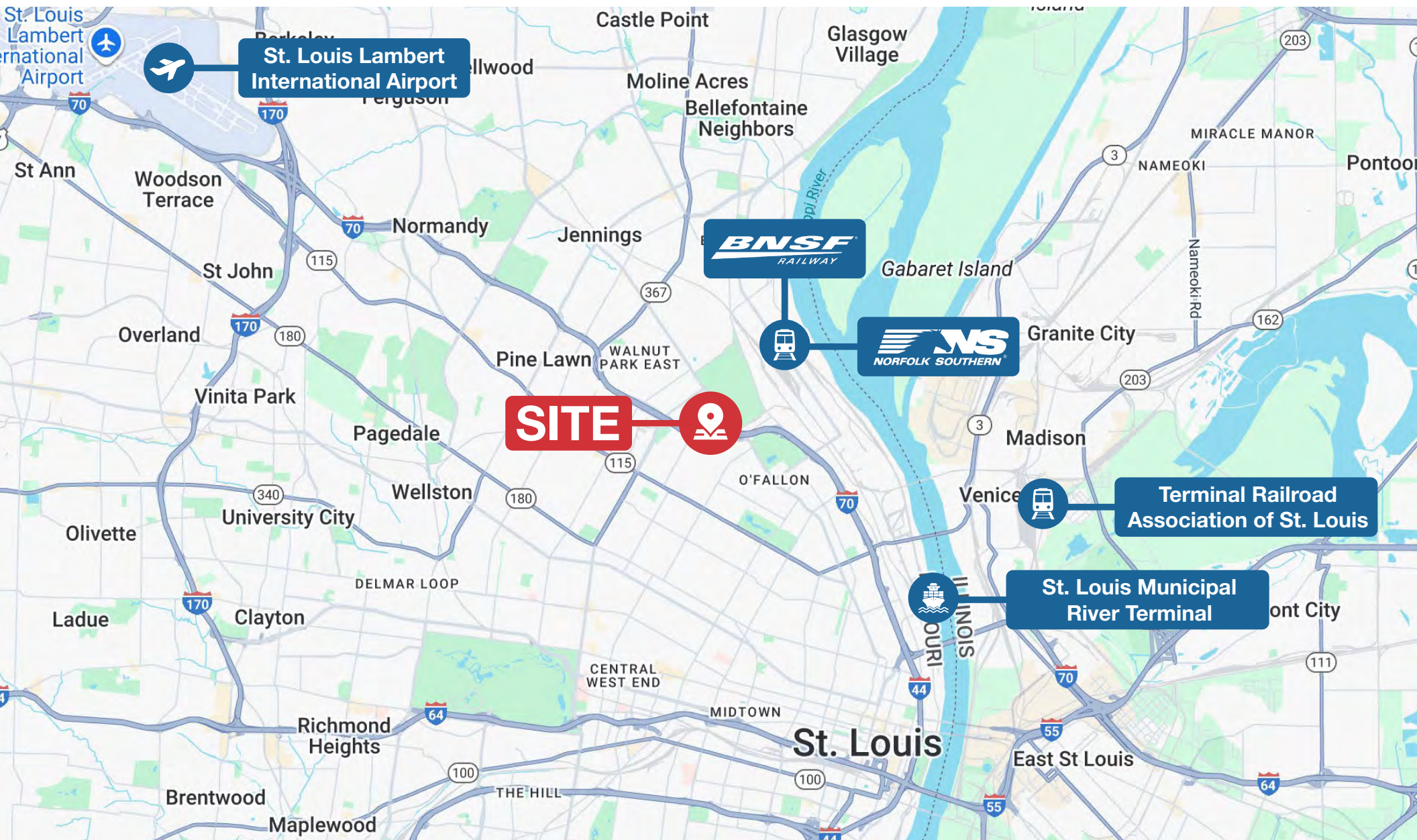
EMERSON

SAINT LOUIS
UNIVERSITY

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SSMHealth

Regional Connectivity



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