

1600 N. BROADWAY

Saint Louis, Missouri 63102

NORTH RIVERFRONT



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MD
Real Estate
Advisors

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

Cozad Commercial Real Estate is pleased to offer to the market **1600 N. Broadway** for purchase. The subject property consists of a large-scale, multi-story industrial/creative-use building containing approximately 226,000 square feet. The site benefits from excellent access to downtown St. Louis, major highway corridors, and surrounding employment centers, while offering a building footprint and ceiling heights that are increasingly scarce within the urban core.



\$8,950,000
SALE PRICE



226,000± SF
GLA



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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BUILDING FACTS

- ▶ **Building Size:** Approximately 226,000 SF (entire building is usable area)
- ▶ **Building Type:** Multi-story industrial / manufacturing facility with integrated office, assembly, and flex space
- ▶ **Construction:** Brick masonry with heavy timber and steel structure
- ▶ **Renovation:** Comprehensive renovation completed 2014–2015 (over \$20 million invested)
- ▶ **Clear Heights:** Up to 24' clear in primary manufacturing areas
- ▶ **HVAC & Conditioning:**
 - Large-scale conditioned manufacturing and office areas
 - Additional expansive unconditioned space suitable for storage, logistics, or internal parking
- ▶ **Food-Grade Infrastructure:** Purpose-built food-grade systems in place
- ▶ **Prior Use:** Food manufacturing and production facility
- ▶ **Certifications (Historical):** Operated under GMP standards; SQF Level 2 and HACCP certified under prior ownership
- ▶ **Occupancy:** Vacant
- ▶ **Additional Features:** High-end interior finishes, executive office build-out, and large assembly/event space

SPACE BREAKDOWN AND USE

- ▶ **Manufacturing / Production Area:**

Approximately 96,000 SF of conditioned manufacturing space with high clear heights, wide column spacing, and food-grade infrastructure in place.
- ▶ **Storage / Logistics / Internal Parking Area:**

Approximately 96,000 SF of large-format unconditioned space suitable for storage, distribution support, staging, or internal vehicle parking.
- ▶ **Executive and Administrative Offices:**

Approximately 10,000 SF of finished executive and C-suite office space overlooking production areas.
- ▶ **Assembly / Event / Flex Space:**

Approximately 14,000 SF of high-end finished space suitable for employee commissary, training, events, additional office, or flexible assembly use.

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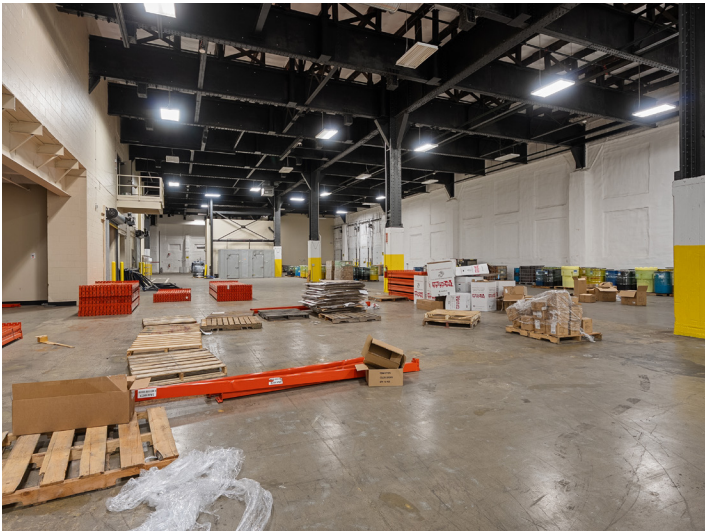
FIRST FLOOR



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SECOND FLOOR



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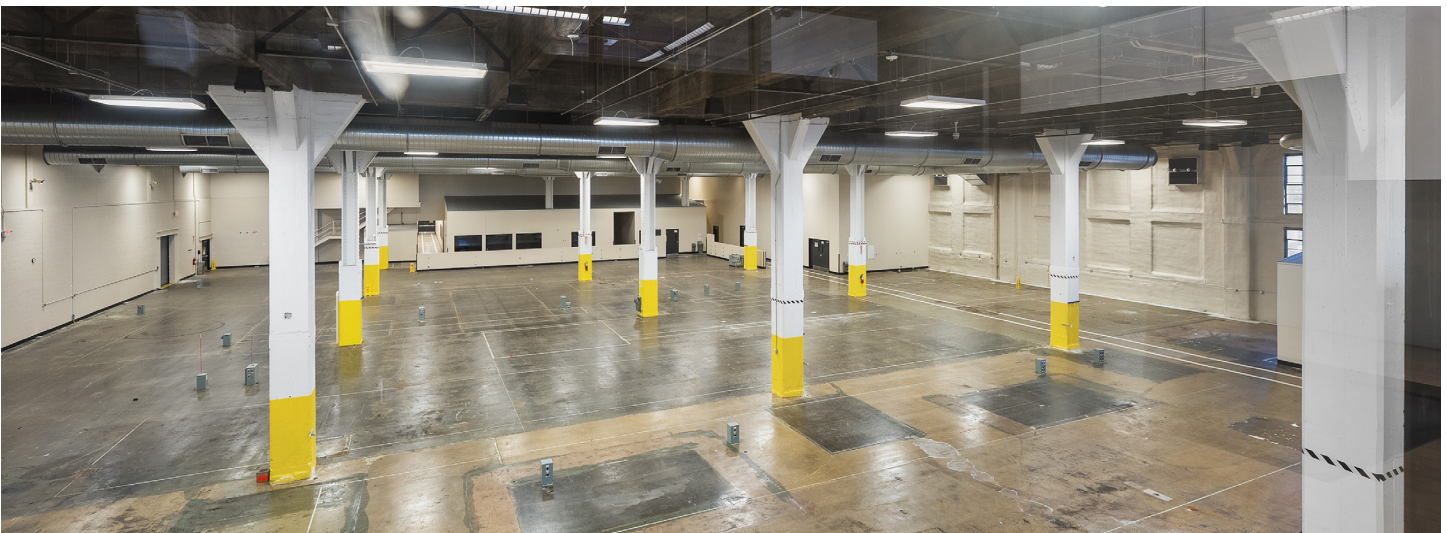
THIRD FLOOR



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FOURTH FLOOR



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