

INDUSTRIAL PROPERTY FOR SALE

6240 Dr Martin Luther King Dr

6240 DR MARTIN LUTHER KING DR, SAINT LOUIS, MO 63133



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Presented By:

Jeffery Eisenberg

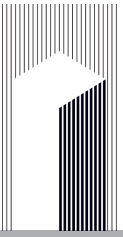
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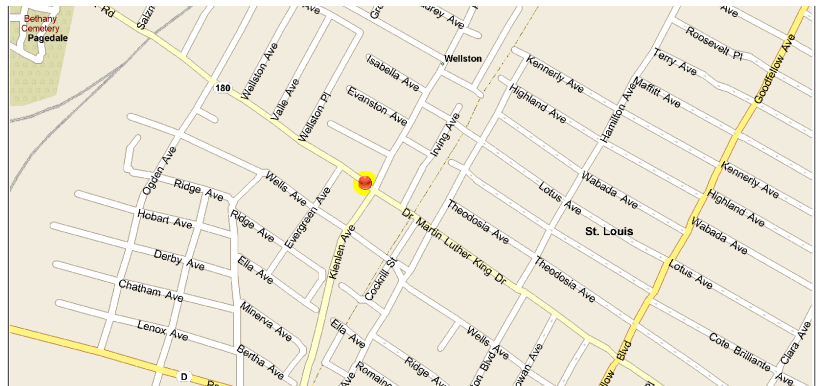
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$595,000
Lease Rate:	\$3.00/SF, Modified Net
Lot Size:	1.4 Acres
Year Built:	1947
Building Size:	41,500
Zoning:	78LP
Municipality:	Wellston
Submarket:	North St. Louis County
Traffic Count:	19,400
Price / SF:	\$14.34

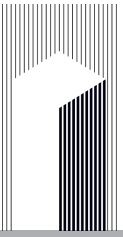


PROPERTY OVERVIEW

Two-story, 41,500 SF brick building situated on 1.06 acres with additional ground available in the City of Wellston. This location offers excellent visibility and signage opportunities. Property is adjacent to the 24-hour BP Gas Station and car wash on the corner of Martin Luther King and Kienlen. 48 parking spaces are available on a surface lot. Two floors each include 20,750 square feet. Ideal for retail or warehouse use. Neighboring business include: BP Gasoline, Archway International Motorcycle, and Regions Bank.

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PROPERTY DETAILS

SALE PRICE

\$595,000

LEASE RATE

\$3.00/SF

LOCATION INFORMATION

Building Name	6240 Dr Martin Luther King Dr
Street Address	6240 Dr Martin Luther King Dr
City, State, Zip	Saint Louis, MO 63133
County/Township	Saint Louis/Wellston
Municipality	Wellston
Submarket	North St. Louis County
Cross Streets	Martin Luther King Drive and Evergreen
Nearest Highway	I-70
Nearest Airport	Lambert International Airport

BUILDING INFORMATION

Building Size	41,500 SF
Tenancy	Multiple
Number Of Grade Level Doors	1
Number Of Dock High Doors	4
Ceiling Height	18 ft
Office Space	4920
Number Of Floors	2
Year Built	1947
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	78LP
Lot Size	1.4 Acres
APN#	16H-31-2342, 17H-63-2168
Lot Frontage	125
Lot Depth	370
Corner Property	yes
Traffic Count	19,400
Traffic Count Street	Kienlen Avenue

PARKING & TRANSPORTATION

Street Parking	No
Parking Ratio	1.2
Number Of Spaces	48
Rail Access	N/A

OPERATING EXPENSES

Taxes	\$4,983.32
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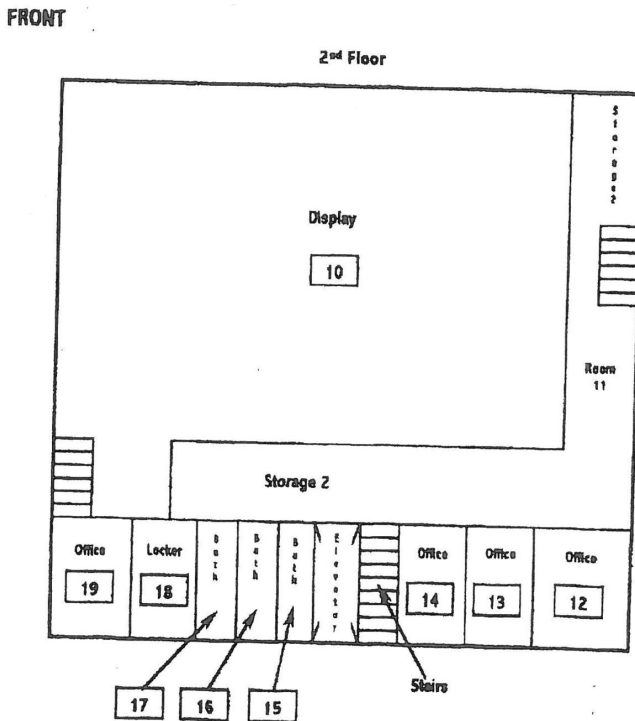
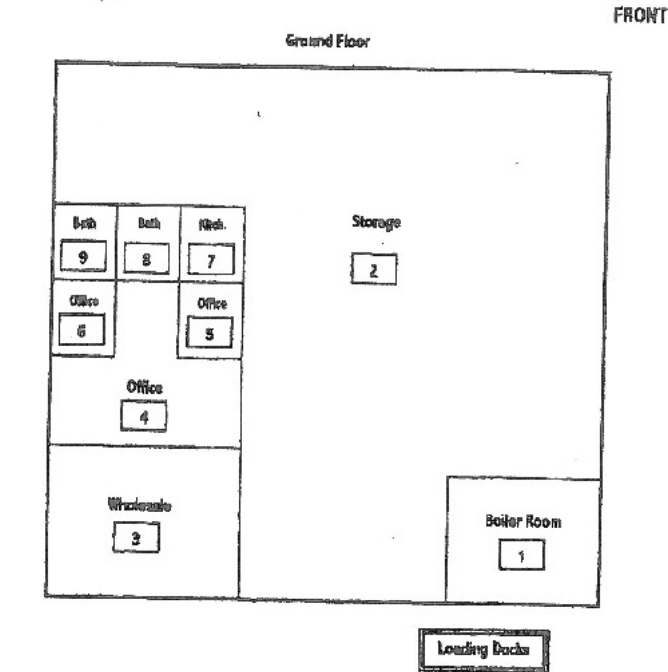
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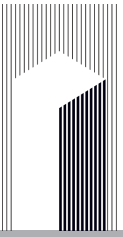
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BUILDING PLANS



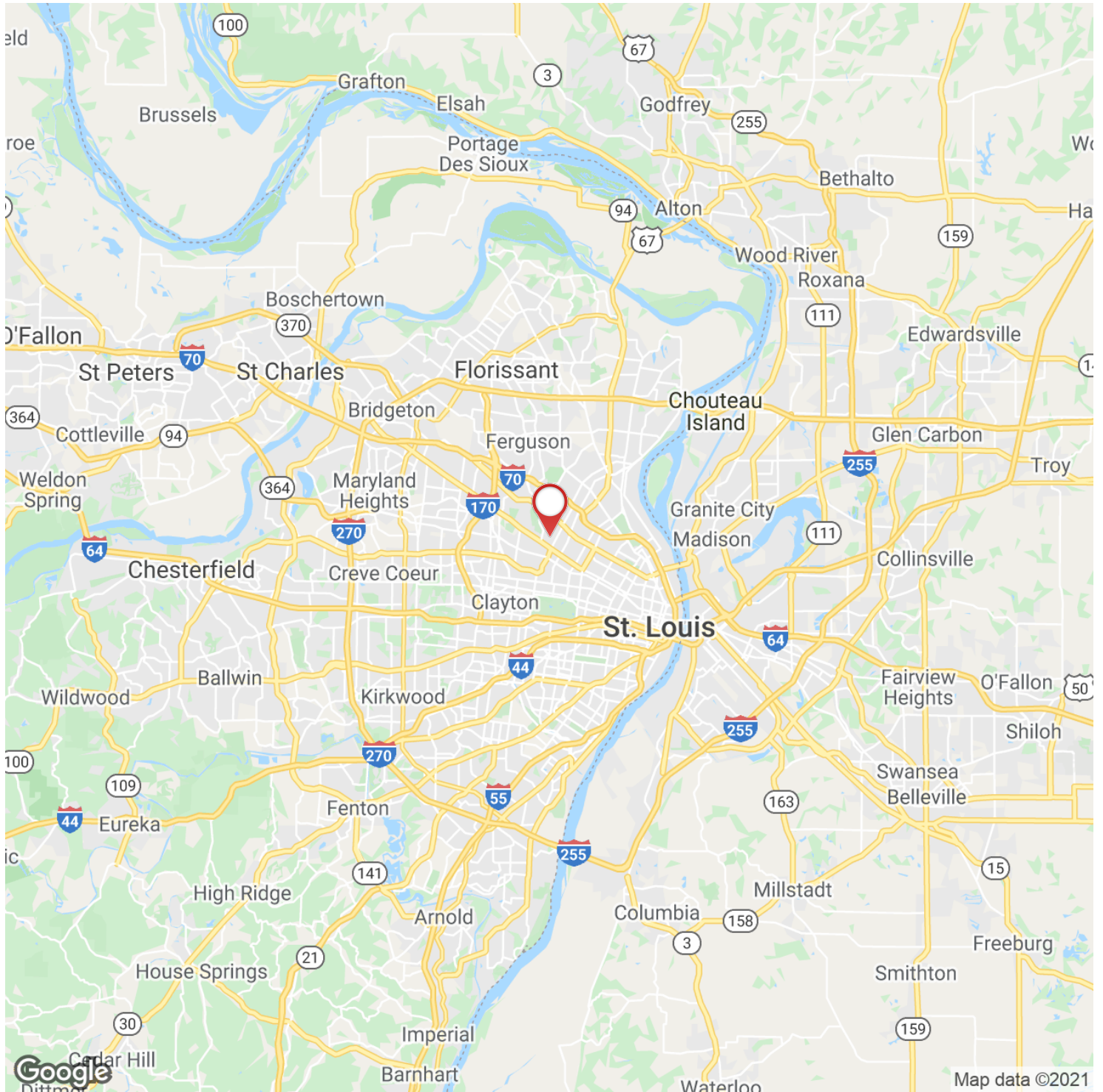
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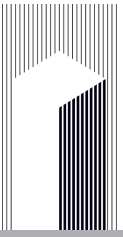
REGIONAL MAP



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AERIAL MAP



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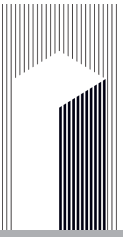
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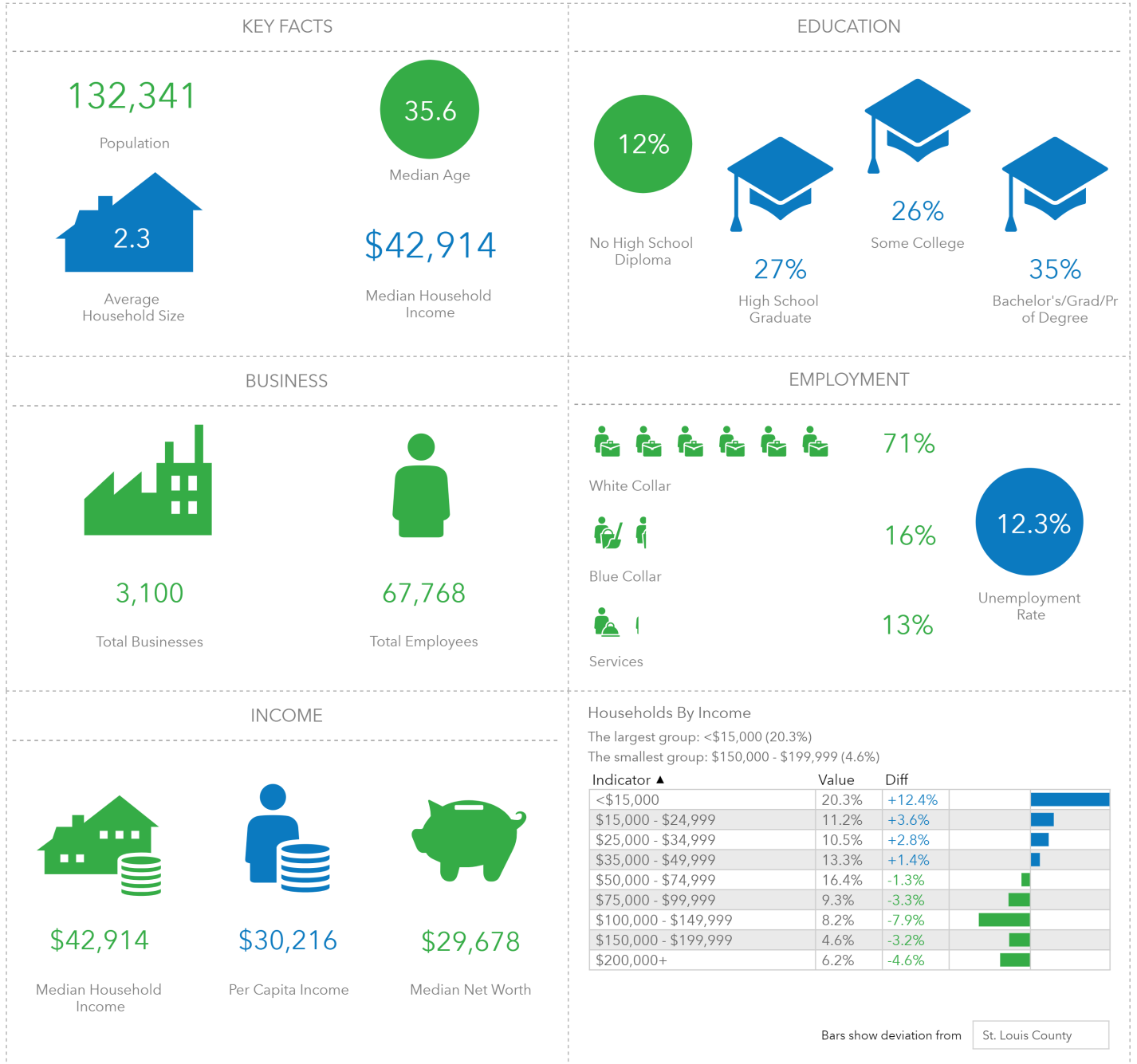
This map illustrates the St. Louis metropolitan area with travel time zones centered on a point in University City. The zones are defined by colored overlays: a red area for 5 minutes, a green area for 10 minutes, and a blue area for 15 minutes. Major highways (I-70, I-270) and the Mississippi River are clearly visible. Surrounding cities and neighborhoods like Florissant, Ferguson, Jennings, and St. Louis are labeled, along with various local roads.

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DEMOGRAPHIC OVERVIEW - 3 MILES



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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