

For Sale (Reduced Price)

18,624± Sq. Ft. Office/Warehouse
Complex Divideable

8443, 8447, 8449,
8451 Wabash Ave
St. Louis County, MO 63134



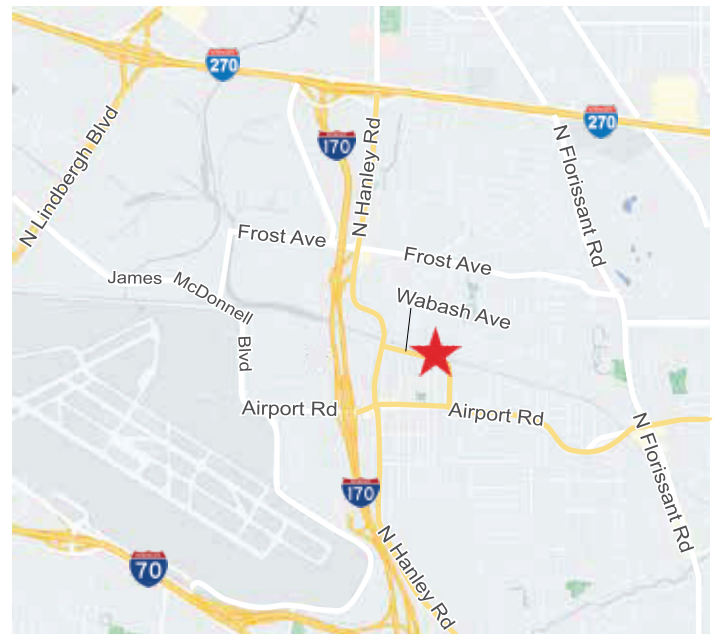
Sale Price: Entire Complex \$399,000

8443-47 Wabash - \$250,000

8449-51 Wabash - \$200,000

- Ideal Complex for Contractor
- Zoned M-1 Industrial
- Great Highway Access to I-170 and I-70
- Outside Storage
- Numerous Drive-In Doors

Ashley Bowersox
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Office Industrial Retail Institutional Investment Management



Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144
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314 781 0001



Individual Membership in the Society of
Industrial and Office Realtors

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

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8443 Wabash Ave.

- 4,375± Sq. Ft. Building on .27 Acres
- 1000± Sq. Ft. Office Showroom
- One Drive-In Door
- 7,374± Sq. Ft. Fenced Paved Outdoor Storage



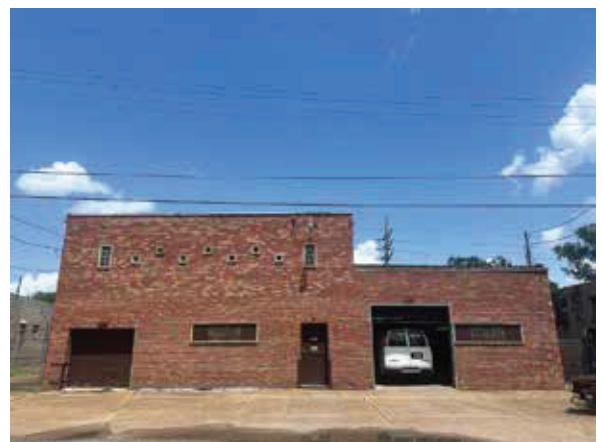
8447 Wabash Ave.

- 4,787± Sq. Ft. Building on .27 Acres
- One Drive-In Door, One Low Dock
- 5,183± Sq. Ft. Fenced Paved Outside Storage
- 336± Sq. Ft. Detached Frame Garage



8449-8451 Wabash Ave.

- 9,462± Sq. Ft. 2 Story Building on .20 Acres
- 6,327± Sq. Ft. on First Floor Ceiling Height 10'-16'
- Three Drive-In Doors
- Freight Elevator
- 3,135± Sq. Ft. Second Floor Office



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For Sale (Reduced Price)

9,162± Sq. Ft. Office/Warehouse Space

8443-47 Wabash Ave
St. Louis County, MO 63134

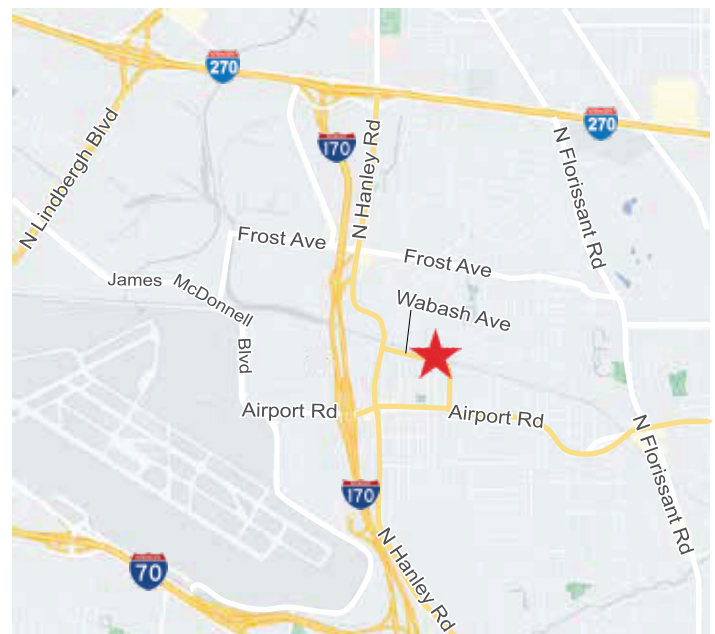


Price Reduced: \$250,000

- 2 Buildings on .54 Acres
- 1,000± Sq. Ft. Office Showroom
- 1 Drive-In Door Per Building
- 12,557± Sq. Ft Fenced Paved Outdoor Storage
- 336± Sq. Ft. Detached Frame Garage

see reverse side for building photos

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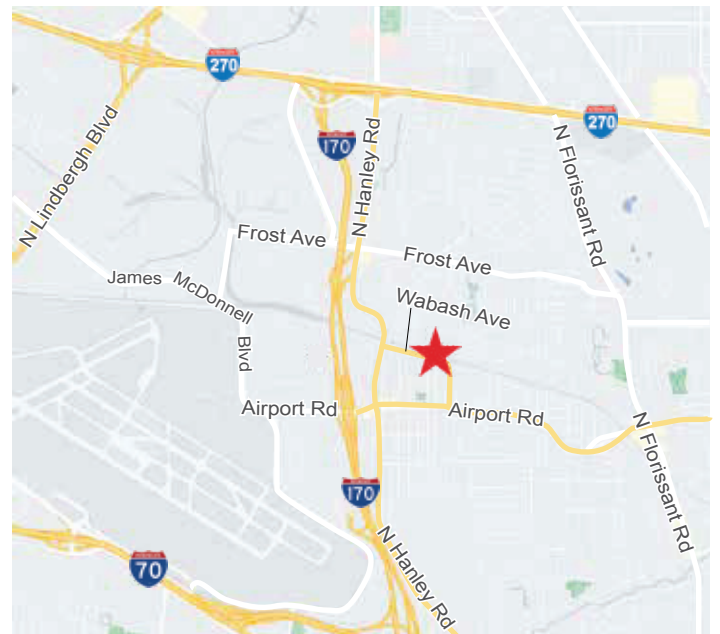
Price Reduced: \$200,000

8449-8451 Wabash Ave.

- 9,462± Sq. Ft. 2 Story Building on .20 Acres
- 6,327± Sq. Ft. on First Floor Ceiling Height 10'-16'
- Three Drive-In Doors
- Freight Elevator
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