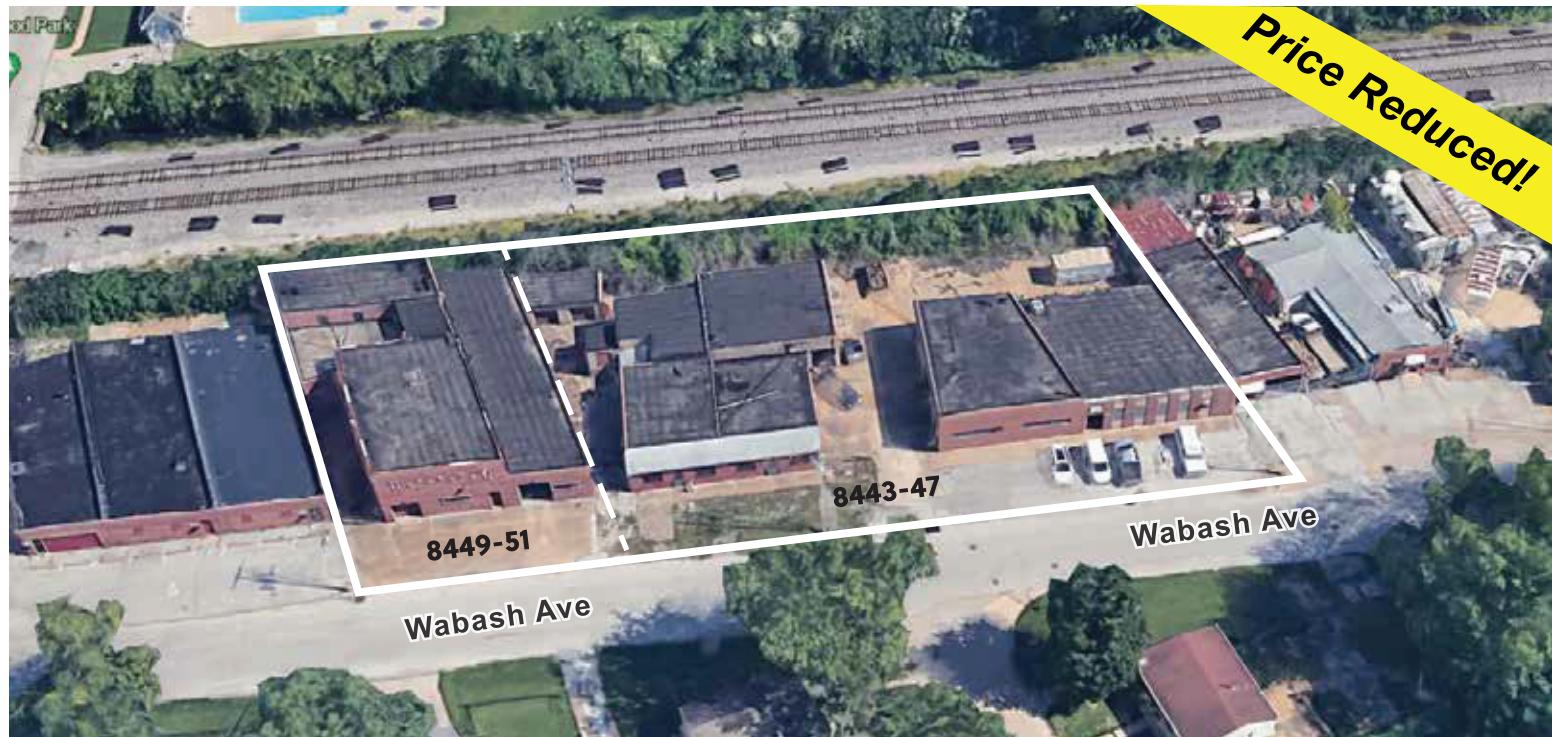


For Sale (Reduced Price)

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

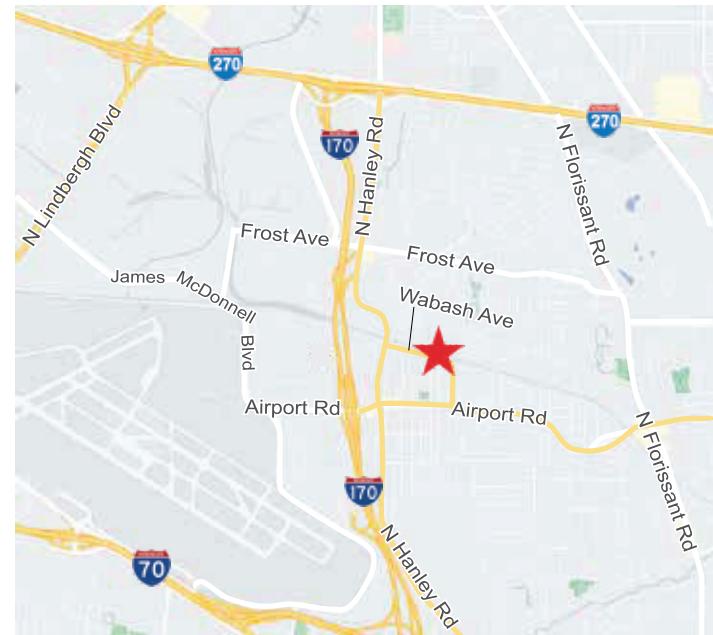
8443-47 Wabash - \$250,000

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

abowersox@hillikercorp.com



Office Industrial Retail Institutional Investment Management



Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144
www.hillikercorp.com

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

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8451 Wabash Ave
St. Louis County, MO 63134

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



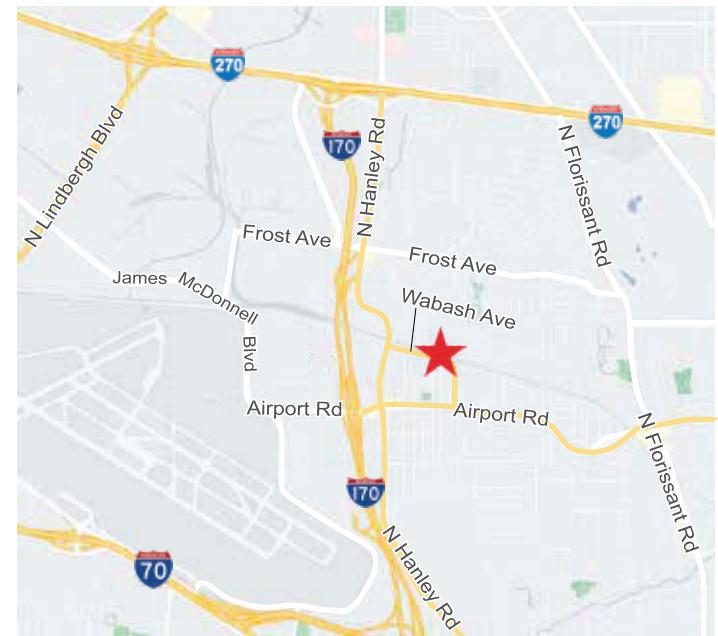
Price Reduced: \$250,000

- 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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For Sale (Reduced Price)

9,462± Sq. Ft. Office/Warehouse Space

8449-51 Wabash Ave

St. Louis County, MO 63134



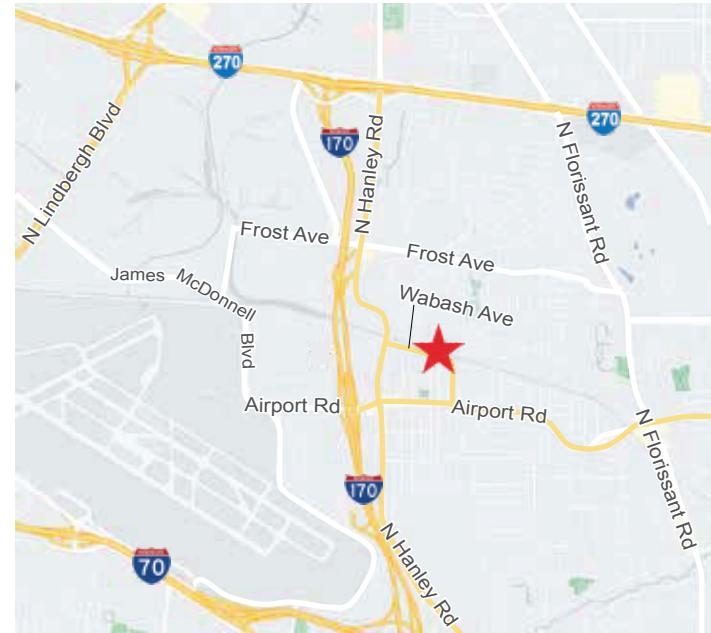
Price Reduced: \$200,000

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
- 3,135± Sq. Ft. Second Floor Office

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