



**CARRY ON THE BUILDINGS LEGACY TO DEVELOP THE
NEXT GENERATION OF SKILLED TRADE WORKERS!!**



**CHECK OUT OUR
360 PHOTOS**

OFFICE/WAREHOUSE/EDUCATIONAL BUILDING WITH STORAGE YARD FOR SALE

5000 KEMPER AVE.

ST. LOUIS, MO 63139

FOR INFORMATION

LAURA BOREN
314.802.0819

ELLEN MANNION
314.880.0426

lboren@balkebrown.com

emanion@balkebrown.com

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PROPERTY HIGHLIGHTS

- **Great opportunity for educational user /developmental program user by converting large offices into focused classroom settings. Warehouse into shop space and storage yard into training/collaborative space!**
- 37,798 square foot office/warehouse with outdoor storage
 - **22,679 SF of office/classroom instruction space**
 - Private offices, 3 conference rooms, kitchen with dining area; walk-out patio
 - **15,119 SF of warehouse/workshop space**
 - 9,576 SF with 17' ceilings
 - 5,543 SF with 6' - 17' ceilings
 - 3 drive-in doors
 - Two existing gated entry/exit
 - **Approx. 60,000 SF outdoor storage yard** ideal for training, collaboration or additional parking
- 1.92 acres
- Zoning K: Unrestricted District
- New roof installed in 3 sections (2019, 2022 and 2024)
- New rooftop HVAC units were installed in 2022
- Ample parking & street parking
- Potential direct access from storage yard to Connecticut St.
- Great location in close proximity to Tower Grove Park and the Missouri Botanical Garden
- Easy access to S. Kingshighway
- For Sale: \$2,650,000 (\$70.11 psf)



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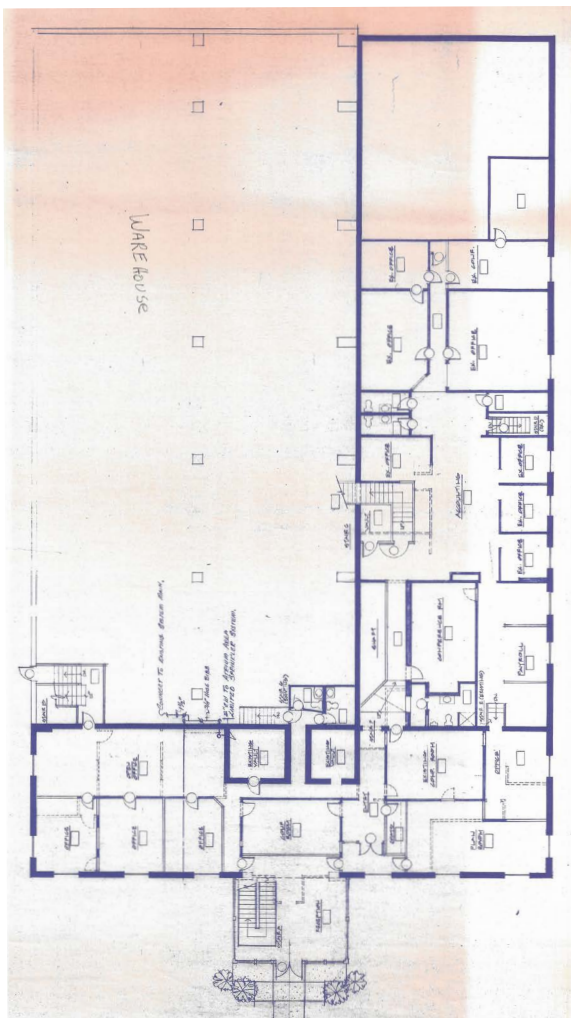
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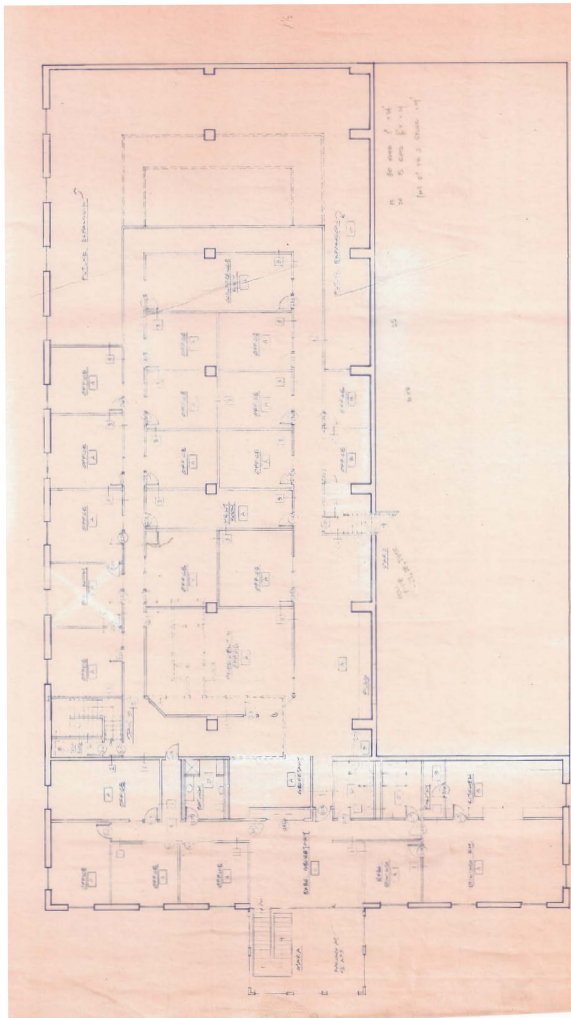
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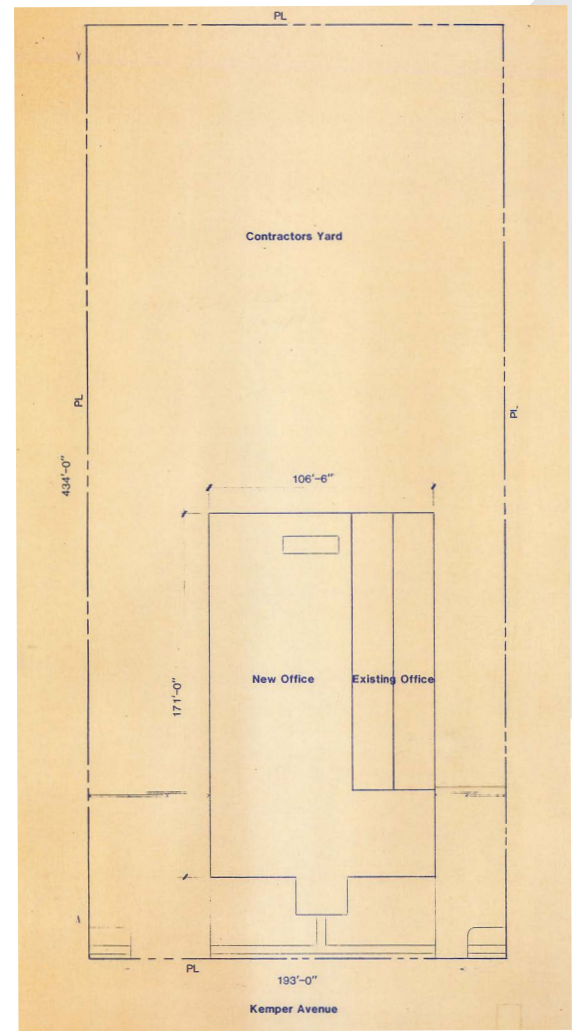
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FIRST FLOOR



SECOND FLOOR



GENERAL LAYOUT



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OFFICE INTERIOR PHOTOS



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WAREHOUSE / STORAGE YARD PHOTOS



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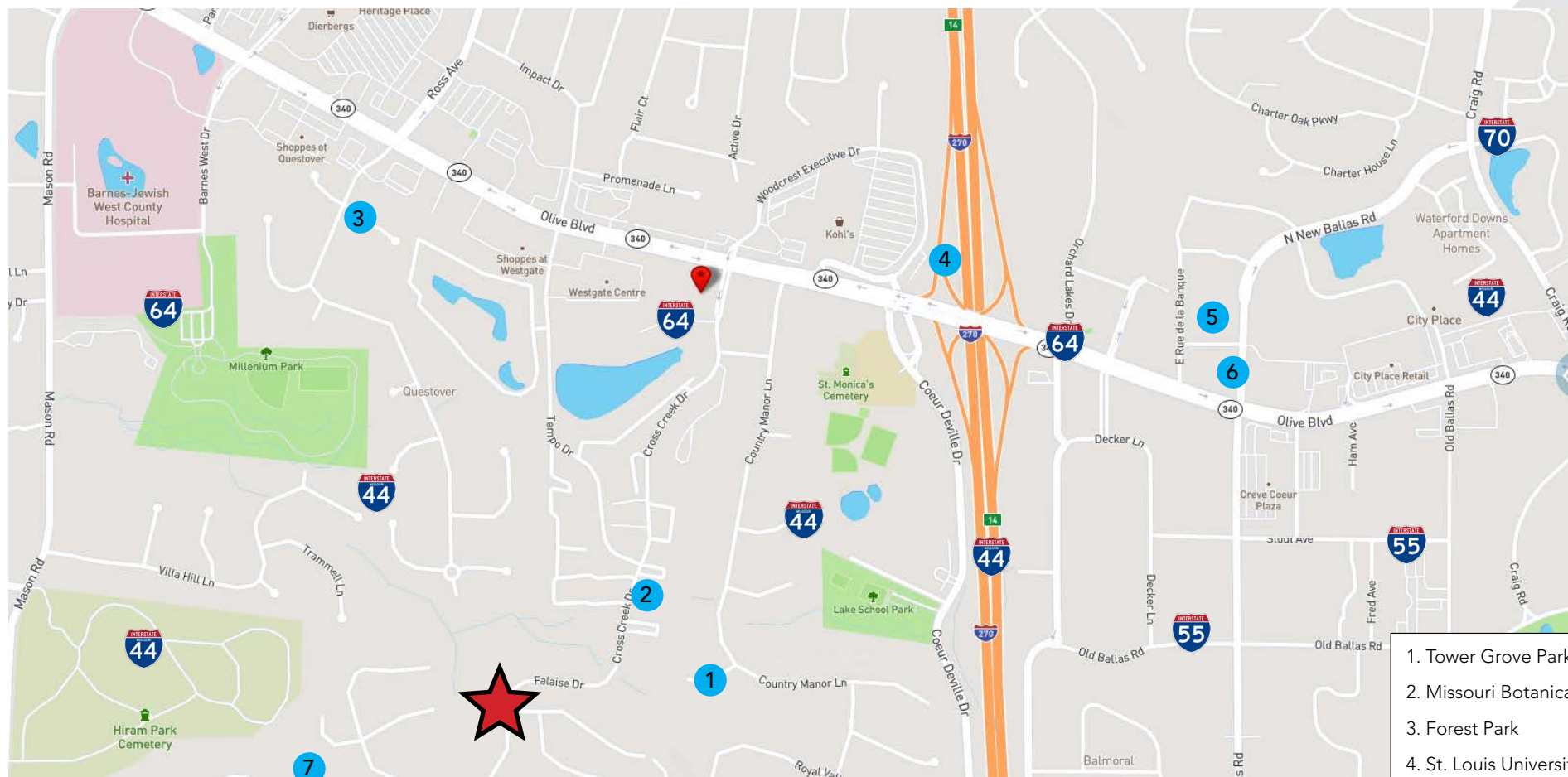
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1. Tower Grove Park
2. Missouri Botanical Garden
3. Forest Park
4. St. Louis University
5. CITY STL Stadium
6. St. Louis Union Station
7. Tilles Park