

# For Sale

18,624± Sq. Ft. Office/Warehouse Complex with Outside Storage

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

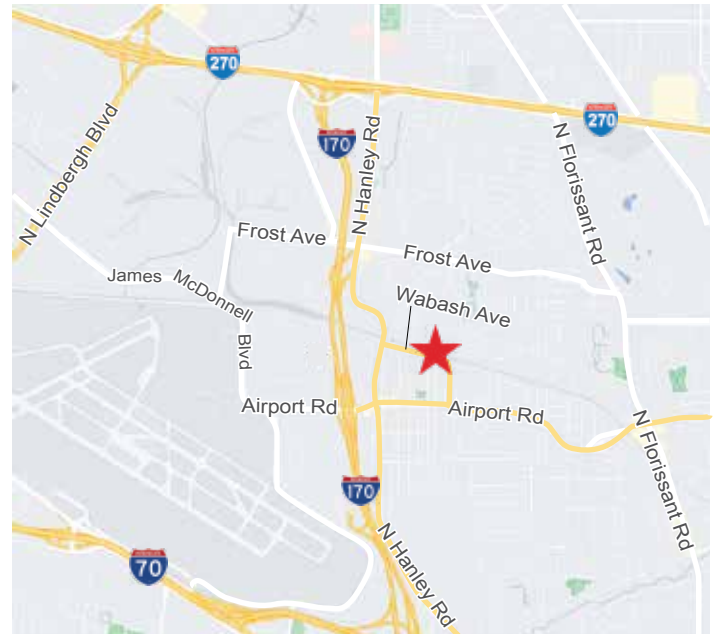


**Sale Price: ~~\$799,000~~**

**Price Reduced: \$650,000**

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

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Office Industrial Retail Institutional Investment Management



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Individual Membership in the Society of  
Industrial and Office Realtors

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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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