

# For sale or lease

## Infill IOS Site

2.647 AC paved and fenced industrial land

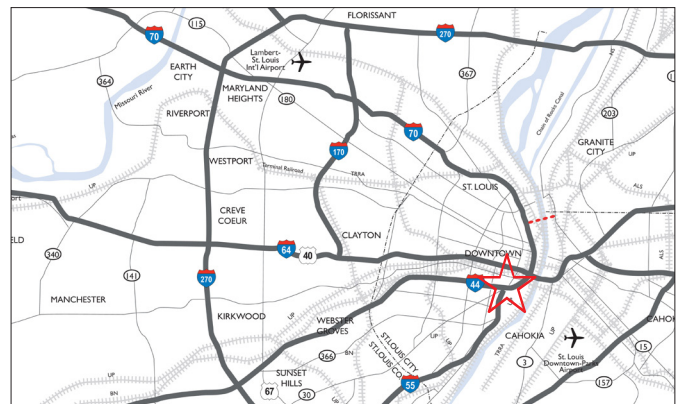
2002 S. 3rd Street, St. Louis, MO



### Property specifications

Acres:	2.647 AC
Property:	Paved and fenced
Zoned:	Zoned "K" Unrestricted
Location:	Soulard

**Pricing:** **\$10,500 per month, Gross for lease.**  
**\$725,000 for sale.**





## Prime location with easy accessibility

Conveniently situated in Soulard, this property offers easy access to major transportation routes, including I-44, I-55, I-64 and I-70. This location provides excellent connectivity and is minutes away from AB-InBev and Downtown St. Louis.

### Drivetimes

- **3 minutes** to AB-InBev
- **4 minutes** to I-55/I-44
- **6 minutes** to I-64/40
- **7 minutes** to Downtown St. Louis



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