

# FOR SALE

71,000± Sq Ft. Manufacturing/Warehouse Building





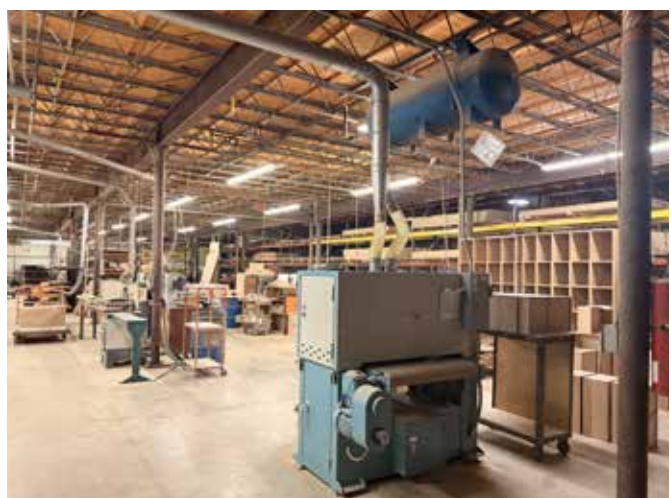
## 1 Lami Industrial Drive St. Peters, MO 63304

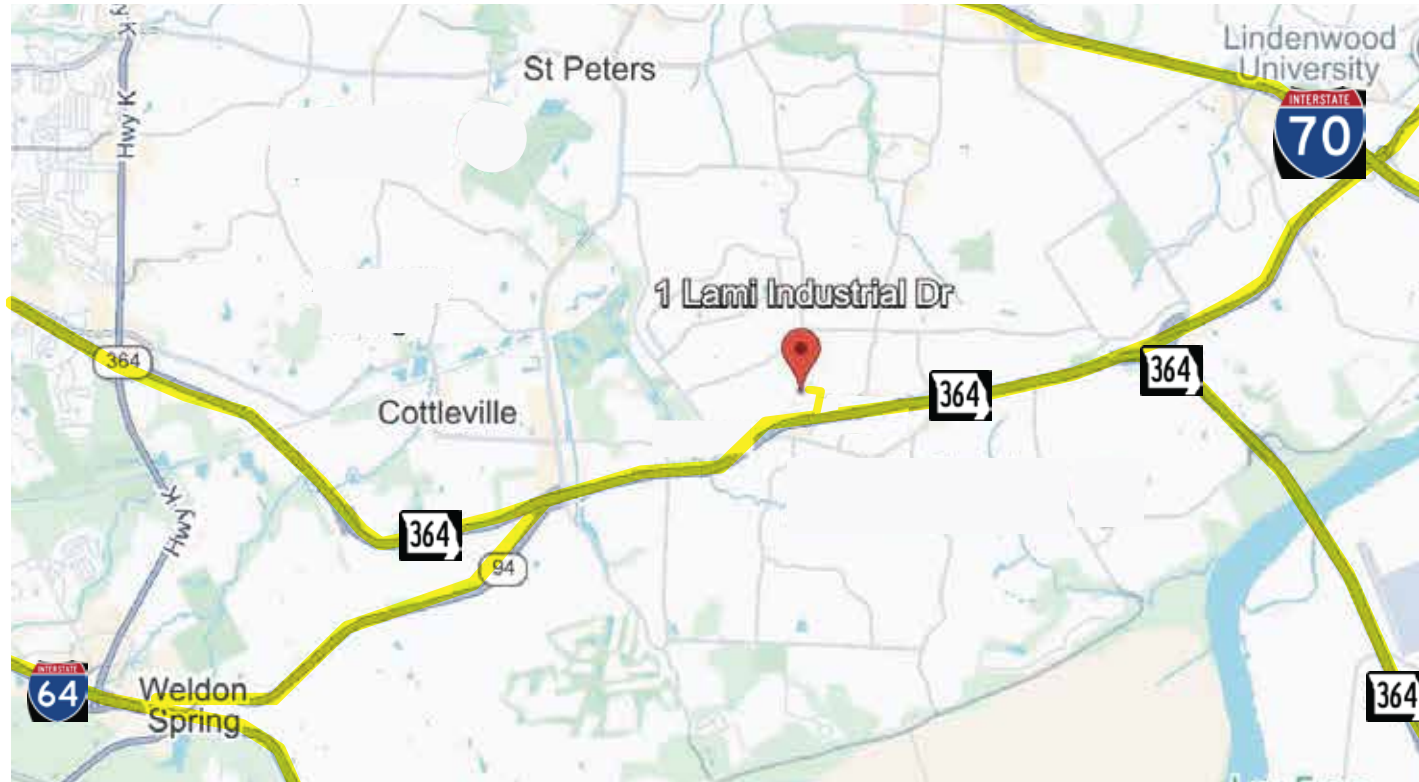
**Sale Price: \$4,260,000.00**  
**(\$60.00/Sq.Ft.)**

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- 71,000± Manufacturing/Warehouse Building
- 7.14± Acre Site
- Fenced and Gated Facility
- 4,500± Sq. Ft. Office Space
  - Reception Area
  - Private Offices
  - Open Workstation Area
  - Large Kitchen/Breakroom
- 9 Loading Dock Positions (6 w/seals)
- 3 Drive-In Doors
- 2 Loading Platforms
- Heavy 3-Phase 2400 Amp Electric
- Ceiling Heights: 20-26' Clear
- 8 Year Old Roof (2017)
- Private Cul-de-Sac Location
- On Hwy 364 Service Road
- 3 Miles from I-70 Interchange
- 7 Miles from I-64 Interchange





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*Individual Membership in the Society of Industrial and Office Realtors.*