



FOR SALE OR LEASE

10875 Indian Head Industrial Boulevard

St. Louis, MO 63132

Asking Price:

\$884,000

(\$115 PSF)

Lease Rate:

\$8.95 PSF, NNN

CONTACT US

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Executive Vice President

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101 South Hanley Road

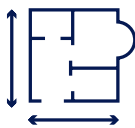
Suite 1400

St. Louis, MO 63105

+1 314 863 4447

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Food-Grade Industrial Building For Sale or Lease



7,686

Total Square Feet



10%

Office Space



Walk-In

Cooler and
Freezer



One

Loading Dock



Breakroom

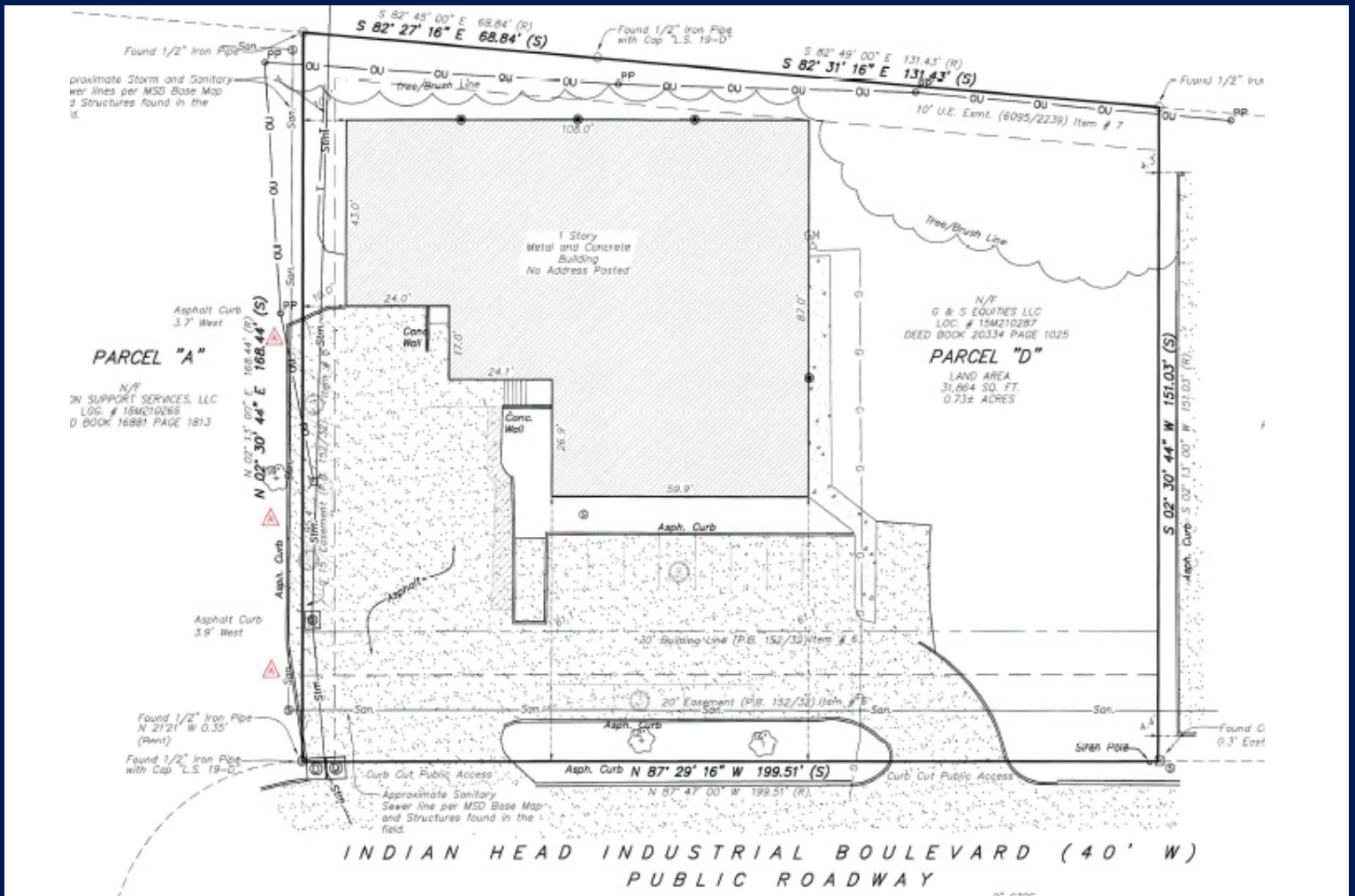


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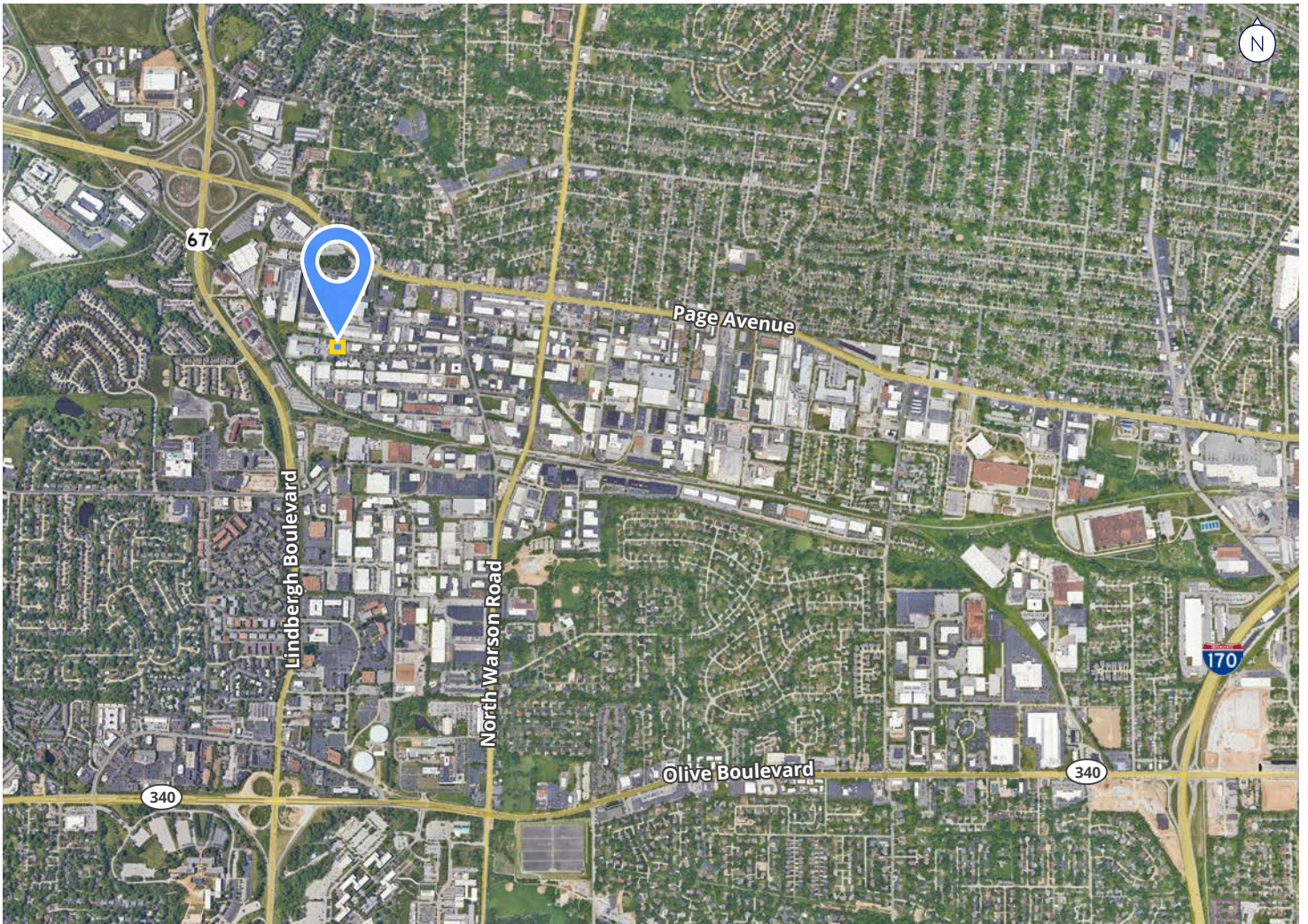
Acres

PROPERTY DETAILS

- 7,686 SF food-grade industrial building
- Walk-in cooler and freezer
- One (1) loading dock
- Floor drains
- 10% office
- Employee breakroom
- New silicone roof coating with 15-year warranty
- 0.73 acres
- Zoned M1 (Unincorporated St. Louis County)
- Real estate taxes-2024: \$17,687 (\$2.30/SF)



LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
1 Mile	9,497	4,620	\$88,371	899	14,190
3 Miles	82,809	35,863	\$108,624	5,872	99,381
5 Miles	202,035	87,101	\$122,014	12,938	244,062

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