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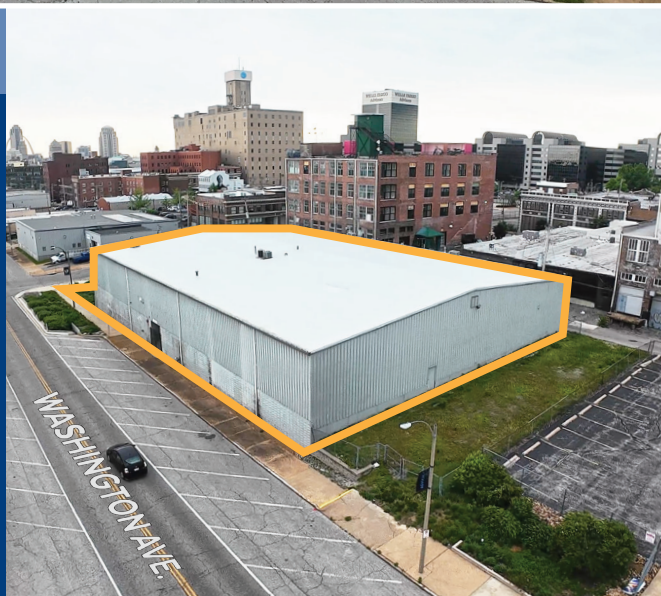
INDUSTRIAL/WAREHOUSE
2800 Washington Ave. | St. Louis, MO 63103

PRICE
REDUCTION



PROPERTY HIGHLIGHTS

- 19,997± SF industrial/warehouse facility
- Equipped with 3 dock doors and 2 drive-in doors
- Ceiling clear height: 21' - 24'
- Three walk-in coolers - 600 SF
- Newly paved lot
- 24 parking spots
- Roof and gutters in 2025
- Prominent corner location in the heart of Midtown St. Louis
- Strong visibility and consistent traffic counts
- Excellent access to I-64/40, I-44, and Downtown St. Louis
- **REAL PROPERTY IS TAX EXEMPT**
- **LEASE RATE: ~~\$8.00~~ \$7.00 PSF MOD GROSS**



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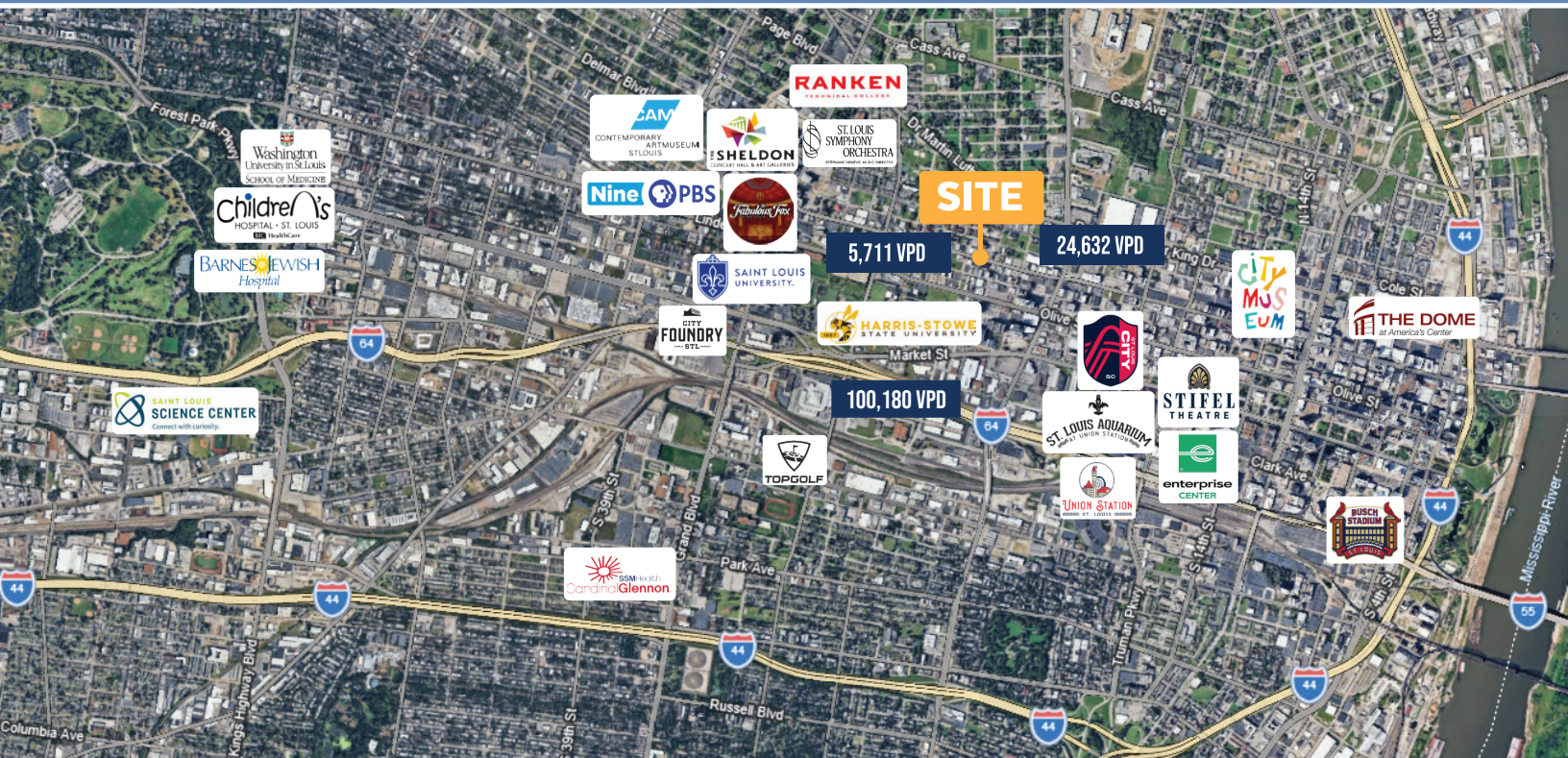
55 Westport Plaza Drive, Ste. 200

St. Louis, MO 63146

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Demographics	1 mile	3 miles	5 miles
Households	5,821	55,933	118,837
Population	11,004	114,764	256,388
Avg HH Income	\$57,767	\$89,325	\$81,918
Daytime Employment	23,590	153,216	216,413

Traffic Counts	Cross Street	VPD
Washington Ave.	N. Garrison Ave.	5,711
N. Jefferson Ave.	Washington Ave.	24,632
I-64	Forest Pk. Ave.	100,180

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