

INDUSTRIAL PROPERTY FOR SALE

# 10515 Liberty Avenue

10515 LIBERTY AVENUE, SAINT LOUIS, MO 63132



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*Presented By:*

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**Jeff Eisenberg**  
& associates



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	0.88 Acres
Year Built:	1964
Building Size:	11,200
Zoning:	C7
Municipality:	Overland
Submarket:	North St. Louis
Traffic Count:	32,343
Price / SF:	\$116.07

### PROPERTY OVERVIEW

Ideally situated near the signalized intersection of Page Avenue and Ashby in the city of Overland, Missouri, this investment opportunity is currently the home of Unitas Medical Services. Property features 12 foot ceilings, one loading dock, two drive in doors and a fenced lot. This site is conveniently located just two miles west of I-170 and one mile east of N. Lindbergh offering excellent ingress/egress.

### LOCATION OVERVIEW

The City of Overland is a city in St. Louis County located approximately 5 miles from Clayton, 13 miles from Downtown St. Louis and 14 miles from St. Charles. This opportunity promotes easy access via a signalized intersection with I-170 one mile to the east and Lindbergh Boulevard one mile to the west.

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## PROPERTY DETAILS

### SALE PRICE

**\$1,300,000**

#### LOCATION INFORMATION

Building Name	10515 Liberty Avenue
Street Address	10515 Liberty Avenue
City, State, Zip	Saint Louis, MO 63132
County/Township	Saint Louis
Municipality	Overland
Submarket	North St. Louis
Cross Streets	Liberty & Ashby
Side Of Street	North
Signal Intersection	Yes
Nearest Highway	I-170, I-70, I-270
Nearest Airport	Lambert St. Louis International Airport

#### BUILDING INFORMATION

Building Size	11,200 SF
Tenancy	Single
Number Of Dock High Doors	1
Ceiling Height	12 ft
Number Of Floors	1
Year Built	1964
Signage	Building
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	1
Ceilings	12

#### PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	C7
Lot Size	0.88 Acres
APN#	15M311399
Lot Frontage	200
Lot Depth	190
Corner Property	no
Traffic Count	32,343
Traffic Count Street	Page Avenue

#### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	2.5
Number Of Spaces	25
Rail Access	N/A

#### OPERATING EXPENSES

2018 Taxes	\$13,330.59
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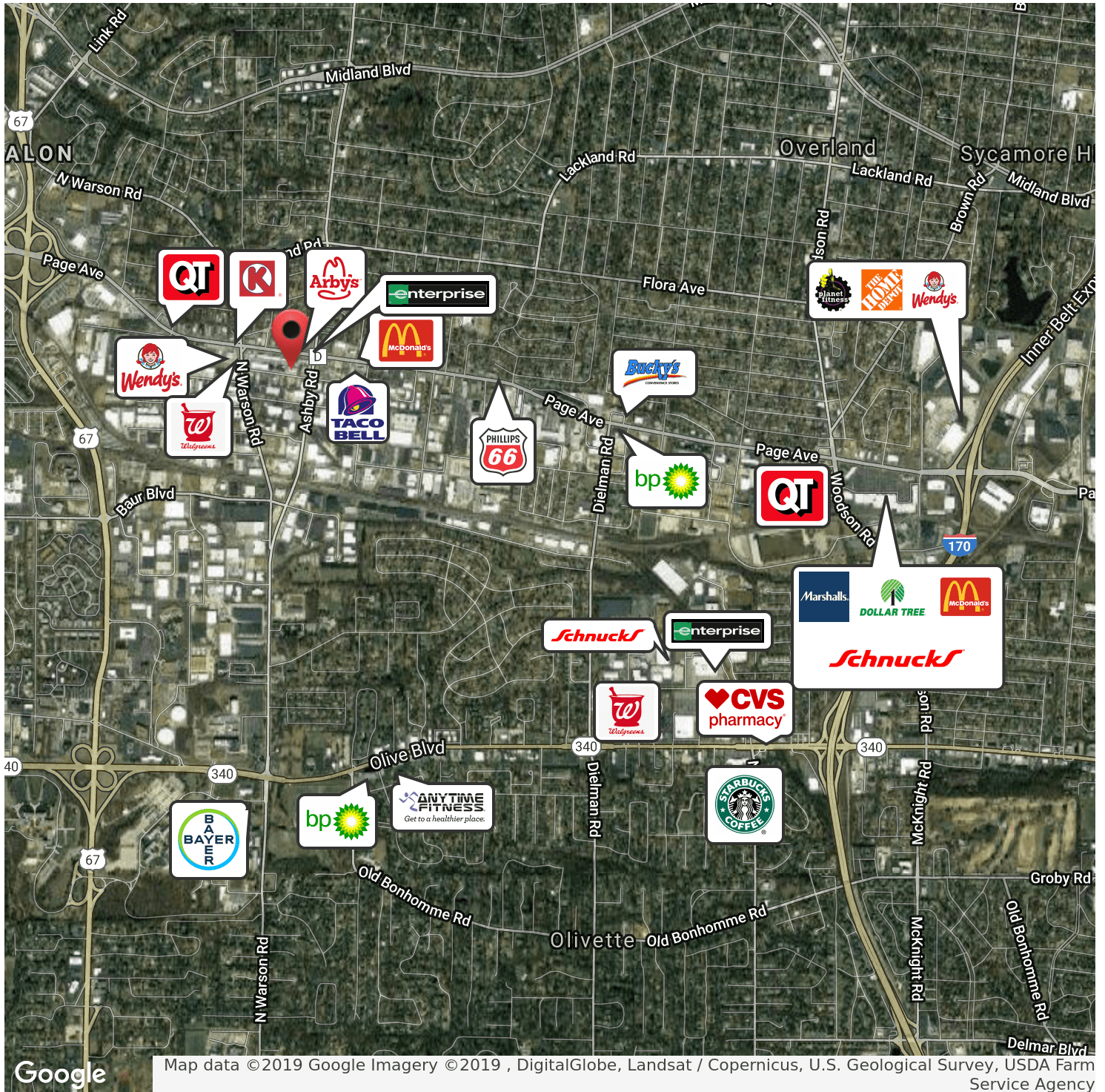
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AERIAL



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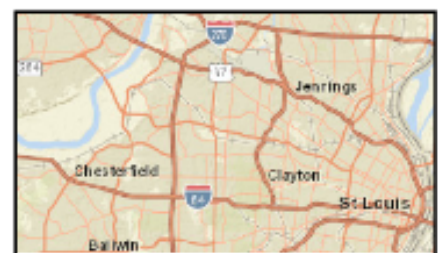
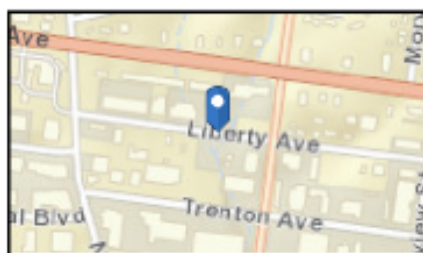
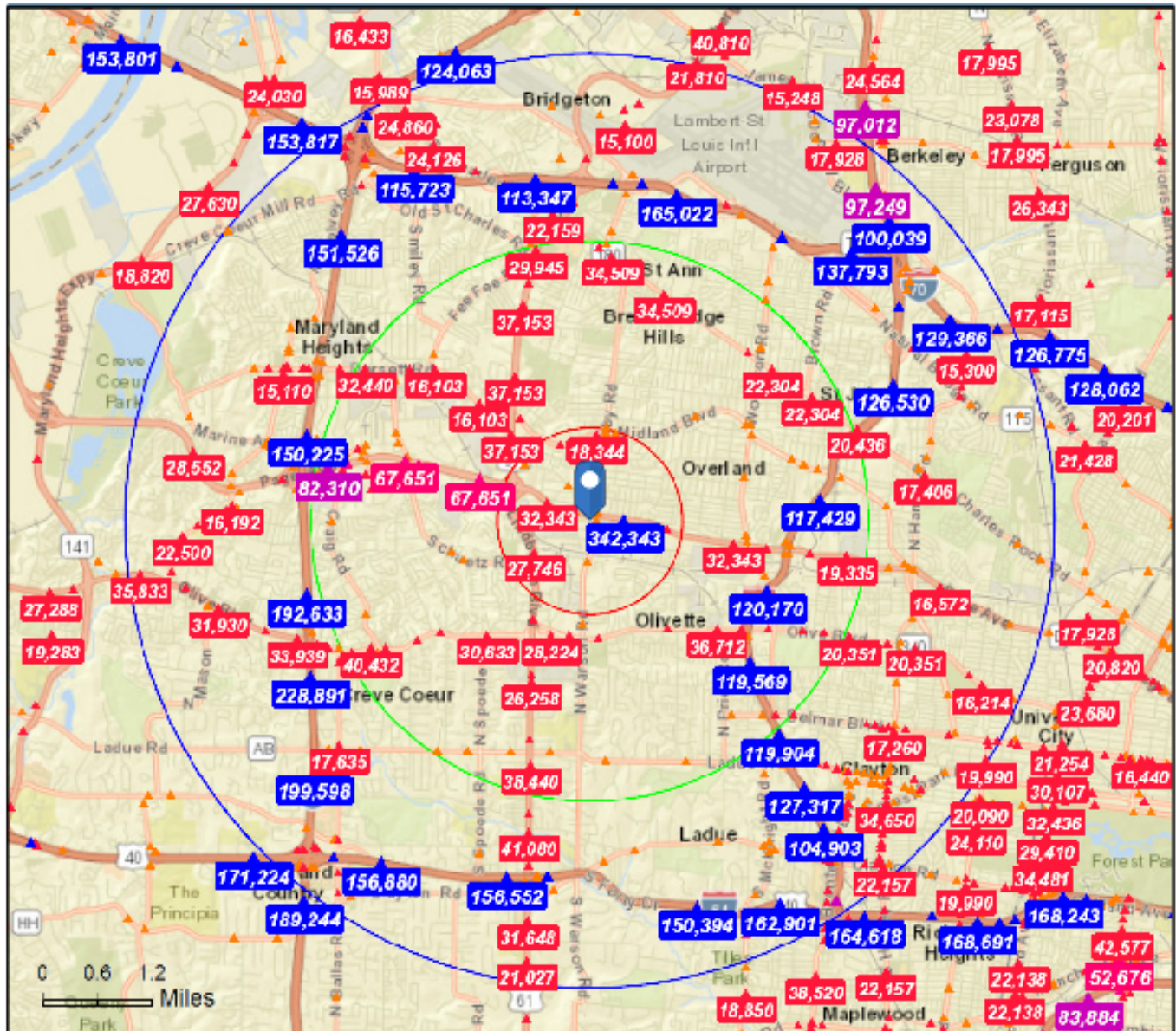


## A map of the St. Louis metropolitan area centered on Lambert-St. Louis International Airport. Concentric colored regions represent travel times from the airport: orange for 5 minutes, green for 10 minutes, blue for 15 minutes, and dark blue for 20 minutes. The map includes major highways like I-70, I-64, and I-55, as well as city names such as Hazelwood, Florissant, Ferguson, University City, Clayton, Kirkwood, Affton, Sunset Hills, Manchester, Ballwin, and St. Charles. A red pin marks the airport location.

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## TRAFFIC COUNT MAP



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## DEMOGRAPHIC OVERVIEW - 3 MILES

### KEY FACTS

35,336

Population



Average  
Household Size

40.9

Median Age

\$54,256

Median Household  
Income

### EDUCATION

9%

No High  
School  
Diploma



24%

High School  
Graduate



29%

Some College



38%

Bachelor's/Gr  
Degree

### BUSINESS



5,352

Total Businesses



89,294

Total Employees

### EMPLOYMENT



White Collar

68%



Blue Collar

17%



Services

16%

4.0%

Unemploy  
Rate

### INCOME



4,256

Household  
Income



\$35,633

Per Capita Income



\$88,747

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (20.2%)

The smallest group: \$150,000 - \$199,999 (4.7%)

Indicator	Value	Difference	
<\$15,000	9.3%	+1.6%	
\$15,000 - \$24,999	9.7%	+1.6%	
\$25,000 - \$34,999	10.5%	+1.6%	
\$35,000 - \$49,999	15.6%	+2.8%	
\$50,000 - \$74,999	20.2%	+2.2%	
\$75,000 - \$99,999	11.4%	-1.7%	
\$100,000 - \$149,999	12.2%	-3.1%	
\$150,000 - \$199,999	4.7%	-2.5%	
\$200,000+	6.3%	-2.7%	

Bars show devia  
St. Louis

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## SURVEY

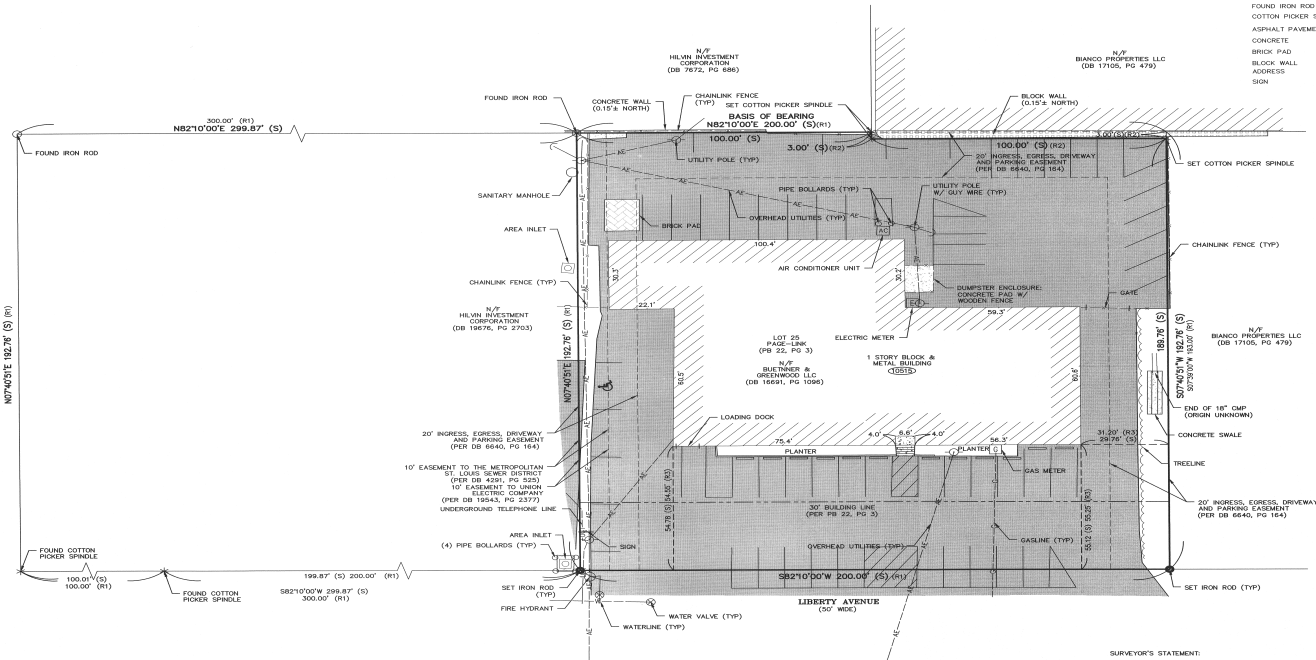
### PROPERTY BOUNDARY SURVEY

PART OF LOT 25 OF PAGE LINK, A SUBDIVISION ACCORDING TO PLAT BOOK 22, PAGE 3,  
TOWNSHIP 46 NORTH, RANGE 6 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI



#### LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EASEMENT	---
BUILDING SETBACK	---
FENCE	---
OVERHEAD UTILITIES	---
WATER LINE	---
GAS LINE	---
UNDERGROUND TELEPHONE	---
TREELINE	---
ELECTRIC METER	---
GAS METER	---
UTILITY POLE	---
GUY WIRE	---
FIRE HYDRANT	---
WATER VALVE	---
SANITARY MANHOLE	---
STORM INLET	---
SET IRON ROD	---
FOUND IRON PIPE	---
FOUND IRON ROD	---
COTTON PICKER SPINDLE	---
ASPHALT PAVEMENT	---
CONCRETE	---
BRICK PAD	---
BLOCK WALL	---
ADDRESS	---
SION	---



#### SURVEYOR'S STATEMENT:

THIS IS TO STATE THAT, AT THE REQUEST OF SANDERS CARPENTRY AND CONTRACTING, LLC, WE HAVE, DURING THE MONTH OF MAY, 2012, EXECUTED A PROPERTY BOUNDARY SURVEY OF PART LOT 25 OF PAGE LINK, A SUBDIVISION ACCORDING TO PLAT BOOK 22, PAGE 3, OF THE RECORDS OF DEEDS OFFICE, ST. LOUIS COUNTY, MISSOURI. SAID TRACT ALSO BEING IN TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI.

THE RESULTS OF SAID PROPERTY BOUNDARY SURVEY ARE AS SHOWN HEREON AND DO NOT EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

M. ENGINEERING, LLC  
(S.B.A. COMPANY)  
LS-200501846 (S)

JAMES R. PARK, JR.  
MISSOURI LS 2000147868  
DATE 5/24/12  
FOR COCHMAN



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