



PROPERTY VIDEO



FOR SALE/LEASE

8312 PAGE AVENUE, ST. LOUIS, MO 63130

PROPERTY HIGHLIGHTS



11,140 SF OFFICE/WARHEOUSE/FLEX BUILDING
(BUILT IN 2003); 0.81 ACRES (35,283 SF) OF LAND



SALE PRICE: ~~\$1,393,000~~ **\$1,114,000 OR \$100.00/SF**
LEASE RATE: \$11.00/SF NNN



PARKING - 35 PARKING SPACES (3.14/1000)



ZONING - COMMERCIAL
SINGLE TENANT BUILDING



VINITA PARK; PAGE & I-170 INDUSTRIAL
DISTRICT



THE SITE IS IDEAL FOR A SMALL STAND-
ALONE OFFICE/WAREHOUSE USER

JOHN WARREN

Senior Director
+1 314 746 0306

john.warren@cushwake.com

7700 Forsyth Blvd, Suite 1210
St. Louis, MO 63105
+1 314 862 7100
cushmanwakefield.com



8312 PAGE AVENUE FLOOR PLAN & PHOTOS



BY THE NUMBERS

2023

Taxes:	\$2.69/ SF
Insurance:	\$0.45/ SF
Electric:	\$0.54/ SF
Gas:	\$0.30/ SF
Trash:	\$0.16/ SF
Water:	<u>\$0.05/ SF</u>
Total:	\$4.19/ SF

