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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

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:
 \$0.05/ SF

 Total:
 \$4.19/ SF





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