

for
sale1323 ferguson
st. louis, mo 63133+/-26,000 sf
warehouse buildinglarge lot for
outdoor storage**LOCATION DESCRIPTION**

Strategically located in the Pagedale industrial corridor just down the street from the Pagedale Police station & City Hall. The property is positioned just a couple minutes from both St. Charles Rock Road and Olive Blvd as well as offering immediate access to the I-170 Inner Belt, connecting to I-70, I-64, and St. Louis Lambert International Airport in under 15 minutes. This central hub is ideal for industrial service providers and distributors, benefiting from its proximity to major corporate neighbors like Emerson Electric and the Boeing defense complex. The area is served by the Ferguson-Florissant School District, providing a stable local labor pool. With its heavy-utility surroundings and rapid regional reach, this location offers a high-functioning environment for companies looking to scale their distribution or manufacturing footprint in North County.

PROPERTY HIGHLIGHTS

- +/- 26,000 SF | 2 Buildings
- 1.83 Acre Lot
- 2 Large Commercial Hood & Walk-in Fridge
- 12 Private Offices
- 10,800 SF Warehouse | Barrel Roof
- Immediate Access to I-170, I-70 & I-64
- 2 Angled Docks
- Fenced-In Secured Lot | Outside Storage
- Office Area Central Air

OFFERING SUMMARY

Sale Price:	\$520,000
Number of Units:	2
Lot Size:	1.83 Acres
Building Size:	26,000 SF



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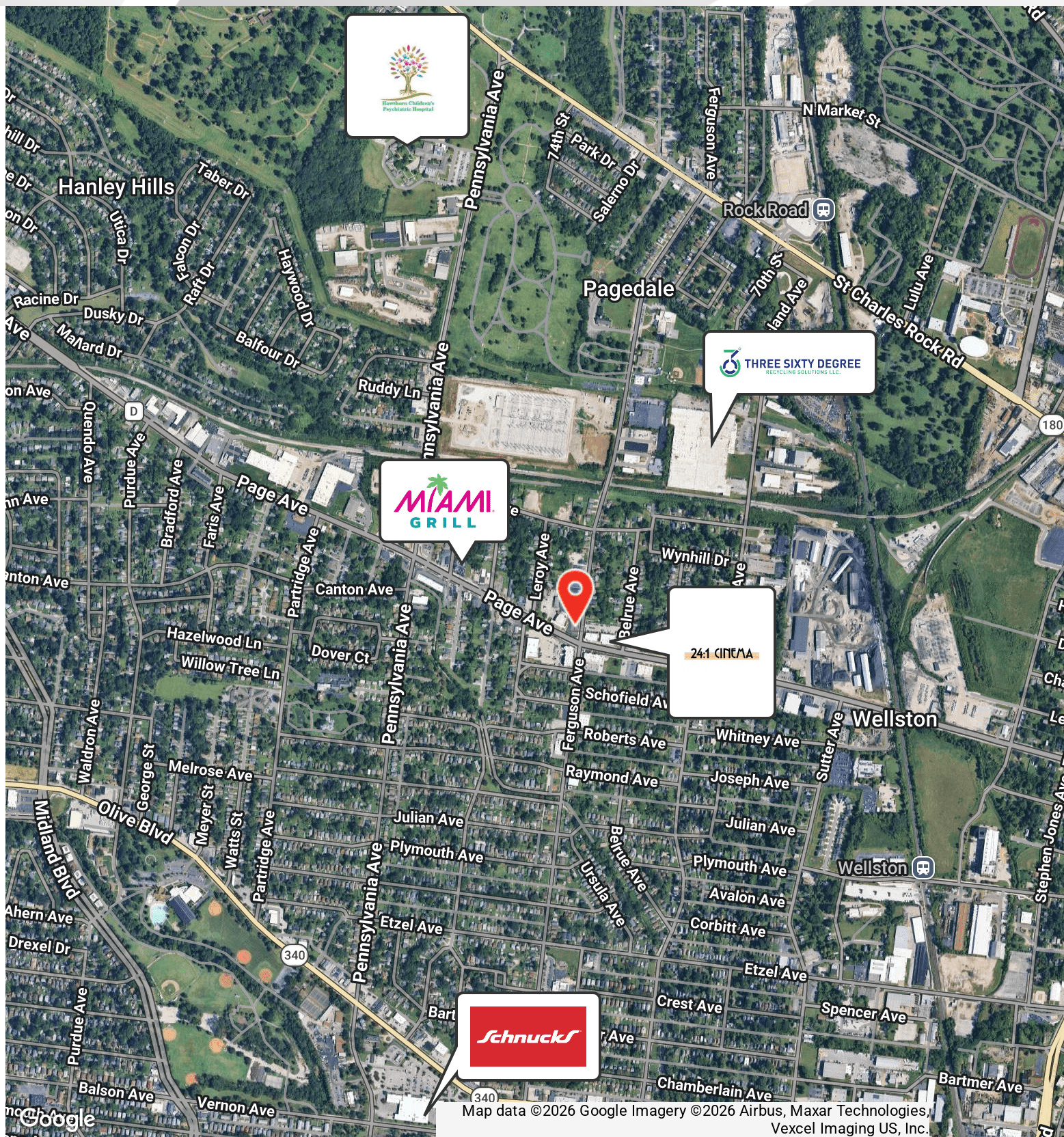
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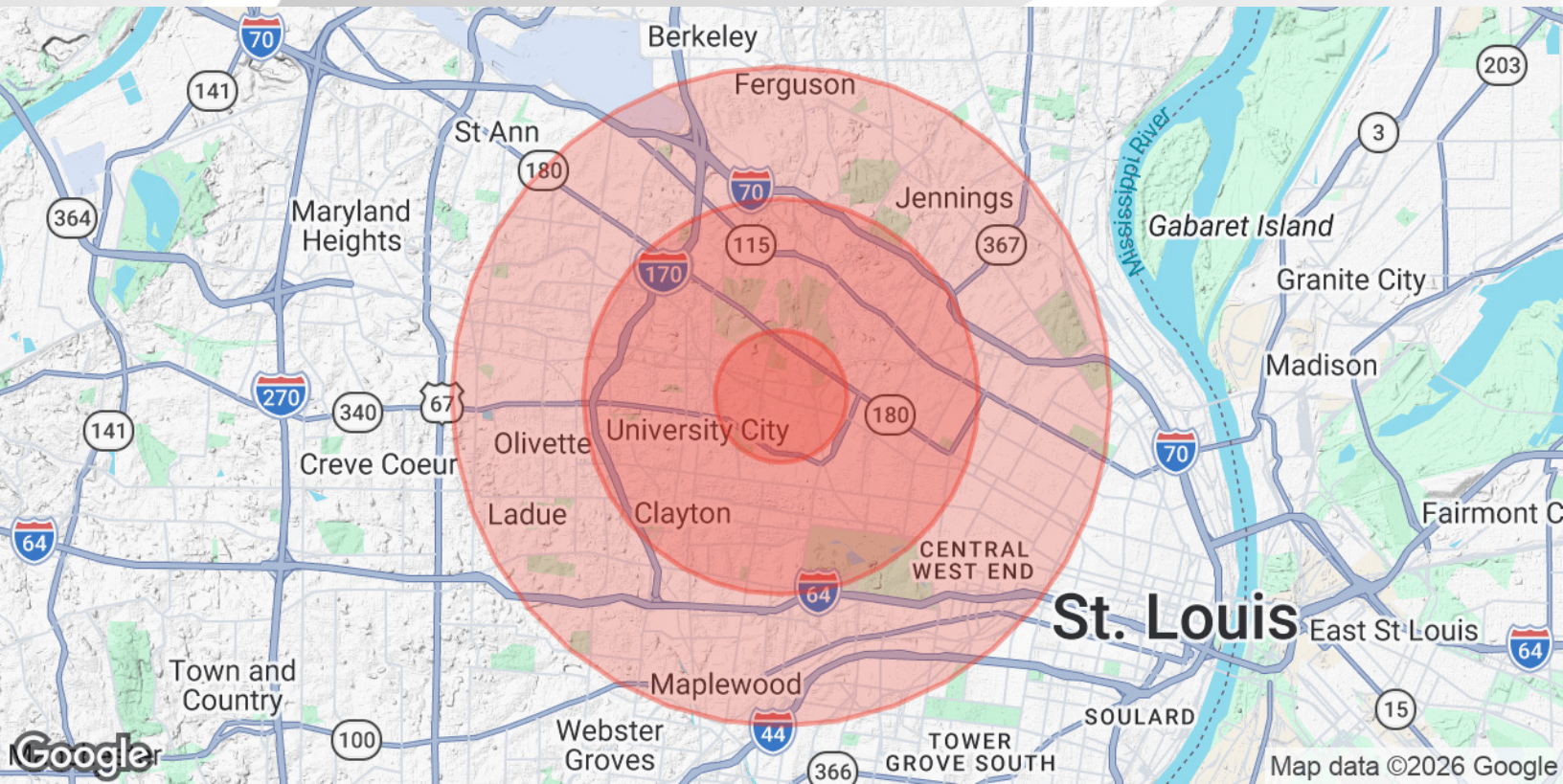


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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	9,619	114,202	291,948
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

Total Households	4,093	49,518	131,769
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$57,298	\$107,064	\$93,733
Average House Value	\$160,342	\$394,845	\$333,526

Demographics data derived from AlphaMap



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**TYLER ALMS****Senior Associate**

talms@salientrealtygroup.com

Direct: 314.451.7897

PROFESSIONAL BACKGROUND

Tyler is an Associate at Salient Realty Group. He has passion for the growth and development of St. Louis, and offers various services to clients, including investment acquisitions and dispositions as well as commercial sales and leasing. Furthermore, his primary focus is industrial property in which he has built a vast network of owners, buyers, investors, and tenants within the industry. Tyler has a very outgoing personality and has been perusing a real estate career since his sophomore year in college. Tyler is a very driven & motivated agent that looks to go above and beyond for his clients and for everyone to whom he may work with.

EDUCATION

Graduated from the University of Mississippi with a bachelor's degree in Finance and a major in Real Estate.

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**MATTHEW MILLSLAGLE****Associate**

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PROFESSIONAL BACKGROUND

Matthew has always had a passion for commercial real estate. He started at Salient first as intern and then after graduating from the University of Arkansas and receiving his degree in Finance - Real Estate with a marketing minor, he accepted a full time position at the firm. From his time living in the area as well as his studies, he has vast knowledge of where and what clients are looking for. Matthew is looking forward to helping others see how great St. Louis can be.

EDUCATION

University of Arkansas - Sam Walton College of Business

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