

4017 NORTH BROADWAY

ST. LOUIS, MO 63147

INVESTMENT OPPORTUNITY



PROPERTY HIGHLIGHTS

- ▶ 28,876 SF Industrial building
- ▶ Includes 5 loading docks and 1 drive-in bay
- ▶ 20' ceiling height
- ▶ Located on 2.941 acres
- ▶ Abundant surface parking
- ▶ Ideally located with easy access to I-70
- ▶ Current tenant's lease term: March 2011 – Feb. 2027
- ▶ Projected YE NOI: \$207,400
- ▶ Financials available upon receipt of CA
- ▶ **Sale Price: \$1,750,000**

Contact Information

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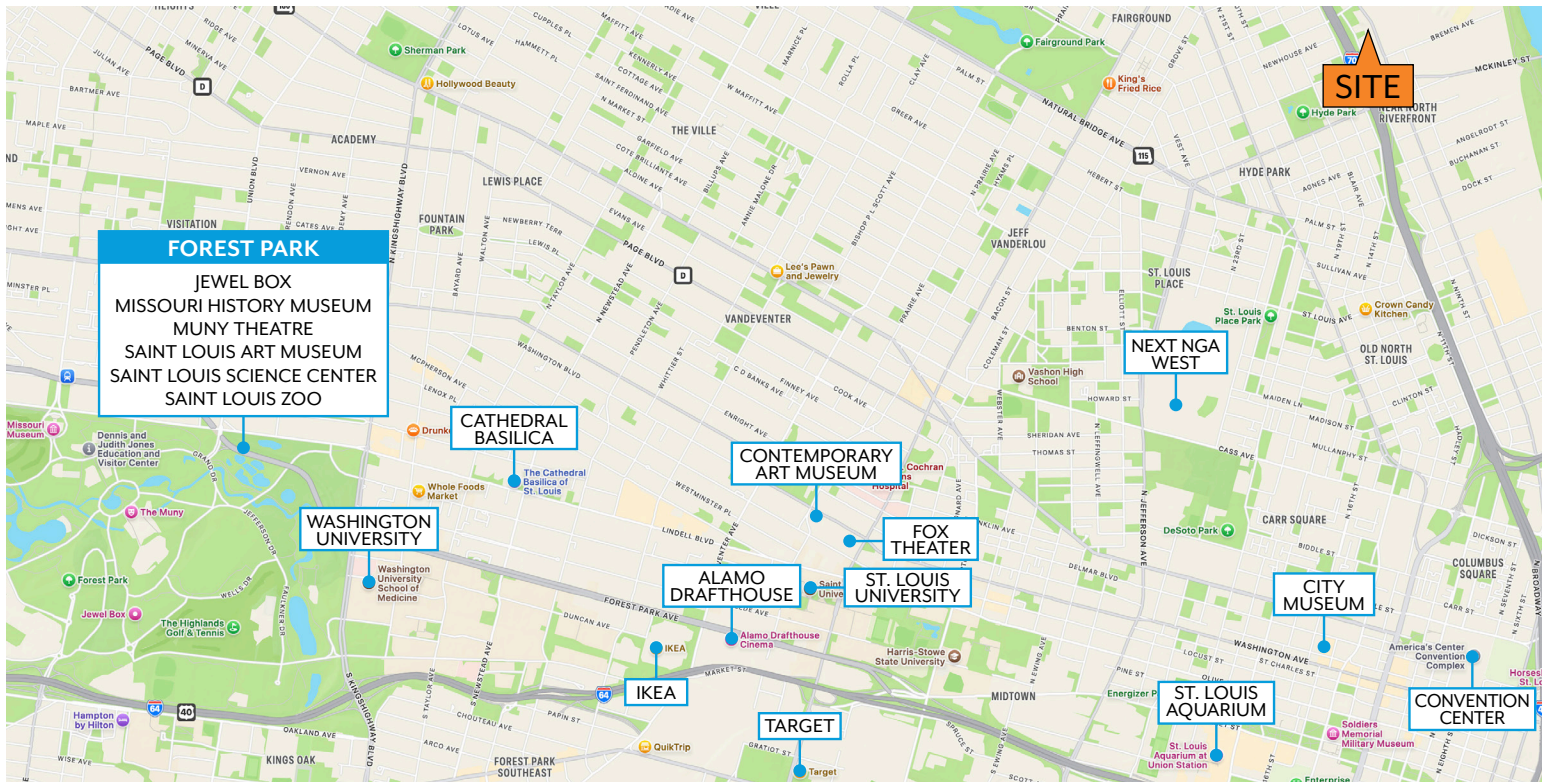
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16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

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Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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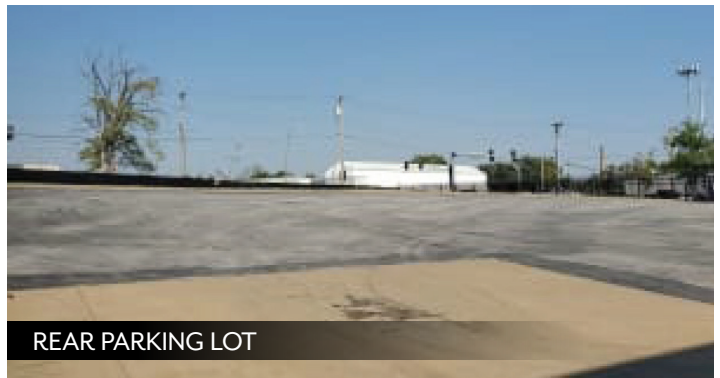
FRONT VIEW



REAR VIEW



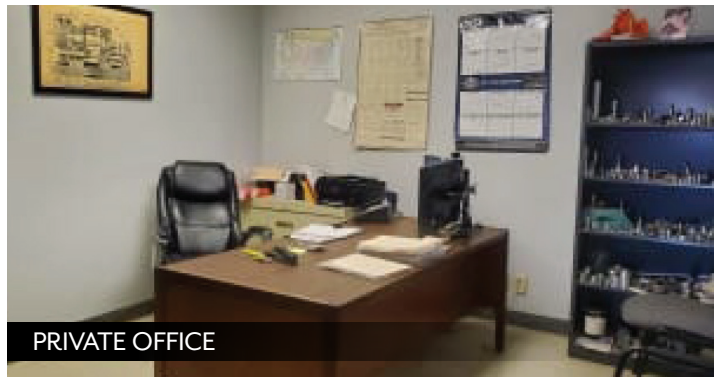
SIDE VIEW



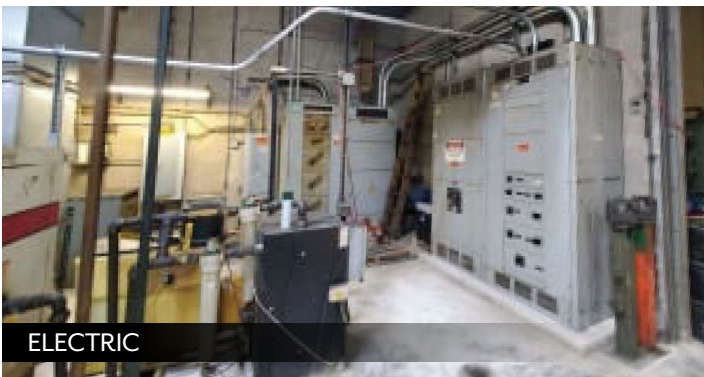
REAR PARKING LOT



VACANT BUILDING



PRIVATE OFFICE



ELECTRIC



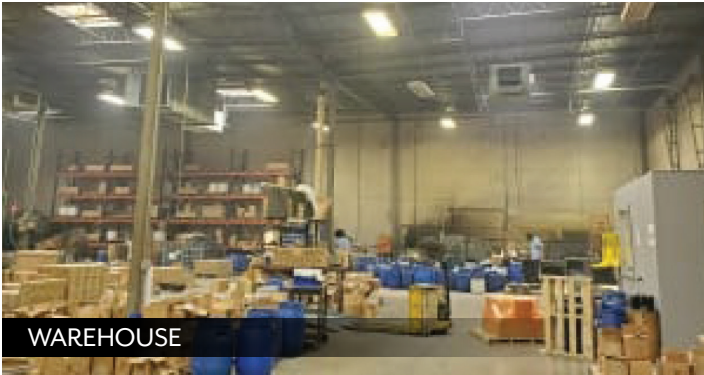
FIRE SUPPRESSION

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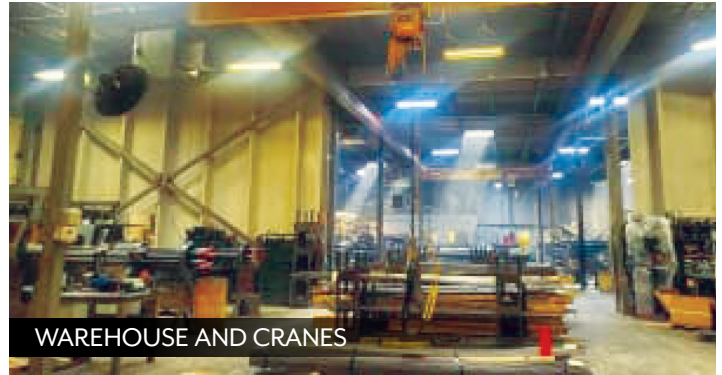
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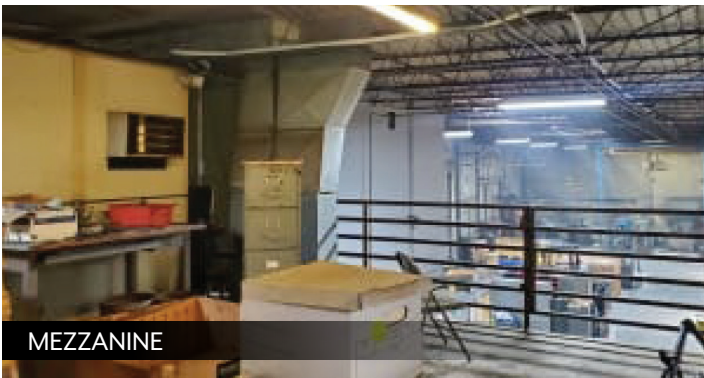
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WAREHOUSE



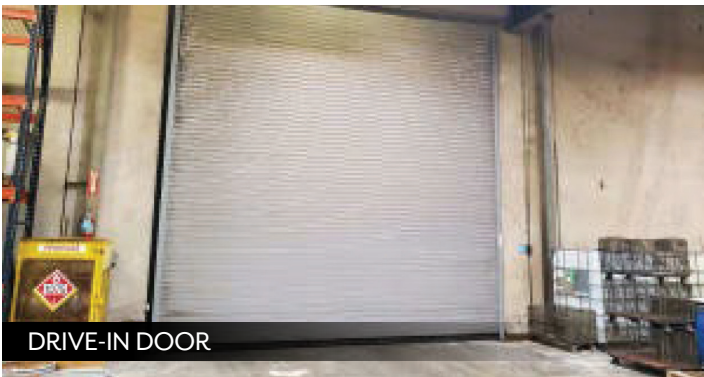
WAREHOUSE AND CRANES



MEZZANINE



WAREHOUSE FROM MEZZANINE



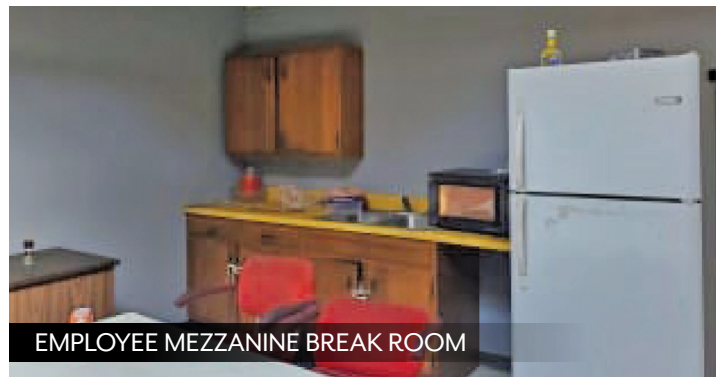
DRIVE-IN DOOR



DOCK DOORS



EMPLOYEE MEZZANINE BREAK ROOM



EMPLOYEE MEZZANINE BREAK ROOM