

User / Investor Sale Opportunity

42,704 Square Foot Industrial Building

10793 - 10795 Midwest Industrial Blvd
St. Louis, MO 63132



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Property Summary

Property Address:

10793 - 10795 Midwest Industrial Boulevard
St. Louis, MO 63132

Tenants:

Group360 - occupies 28,796 SF (expires 8/31/2024)
DT Trading Company - occupies 14,646 SF (expires 6/30/2025)

Building Size:

42,704 SF

Land Area:

1.73 AC

Year Built:

1966

Ceiling Height

17' clear

Loading:

5 docks / 1 drive-in

Sprinkler System:

Wet System

Parking:

42 Spaces

Roof:

TPO installed in 2015 (warranty expires 4/13/2031)

Construction:

Masonry

Sale Price:

\$3,375,000 (\$79.00/SF)

Rent Roll

Group360

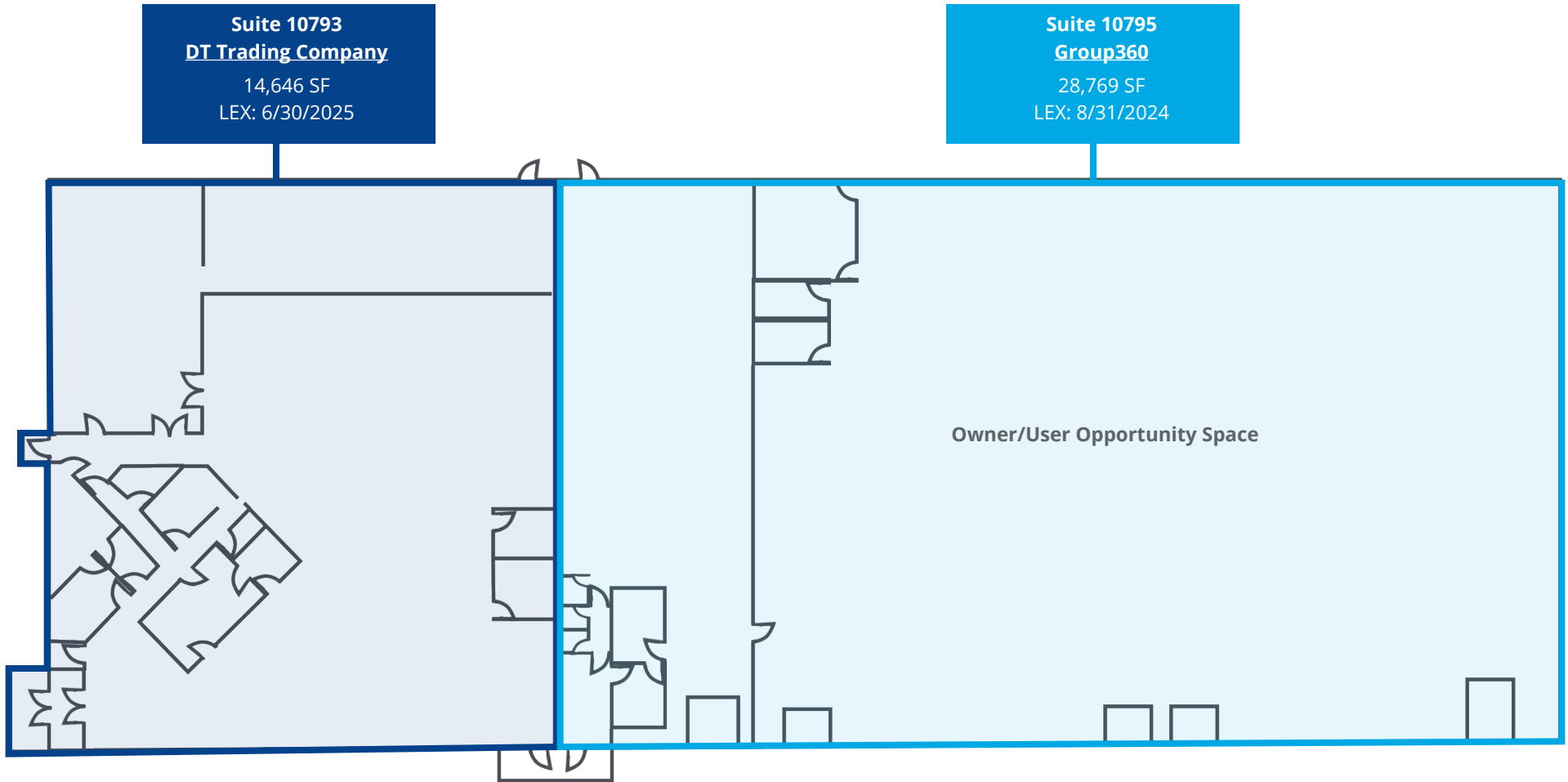
Premises	28,769 SF (Owner/user opportunity available 9/1/2024)		
Loading	4 docks / 1 drive-in		
Space Configuration	Approximately 7% office, 15% A/C warehouse/commercial kitchen, 78% heated warehouse.		
Lease Expiration	August 31, 2024 (no renewal options)		
Rental Rate	Monthly	Annually	Per SF
	\$14,384.50 NNN	\$172,614.00 NNN	\$6.00 NNN
Summary	Group360's lease expires August 31, 2024, with no options for the tenant to renew, offering the opportunity for an owner-occupant to take over their 28,769 square foot space at that time. The space includes approximately 2,000 SF of high-quality office finish, 4,500 SF of air-conditioned warehouse, which includes a commercial kitchen, and 224,40 SF of heat-only warehouse.		

DT Trading Company

Premises	14,646 SF (15% office, 85% SF air-conditioned warehouse)		
Loading	1 dock + 1 glassed-in dock		
Space Configuration	Approximately 2,200 SF office, 12,446 A/C warehouse		
Lease Expiration	June 30, 2025		
Rental Rate	Monthly	Annually	Per SF
	\$3,966.63 NNN	\$47,599.50 NNN	\$3.25 NNN
Summary	DT Trading Company's lease expires June 30, 2025. DT's current rental rate of \$3.25 NNN is approximately 40% below market rates for similar properties, offering the property owner the opportunity to increase the income or take over the space for their own use.		



Building Floor Plan



Tenant Summaries



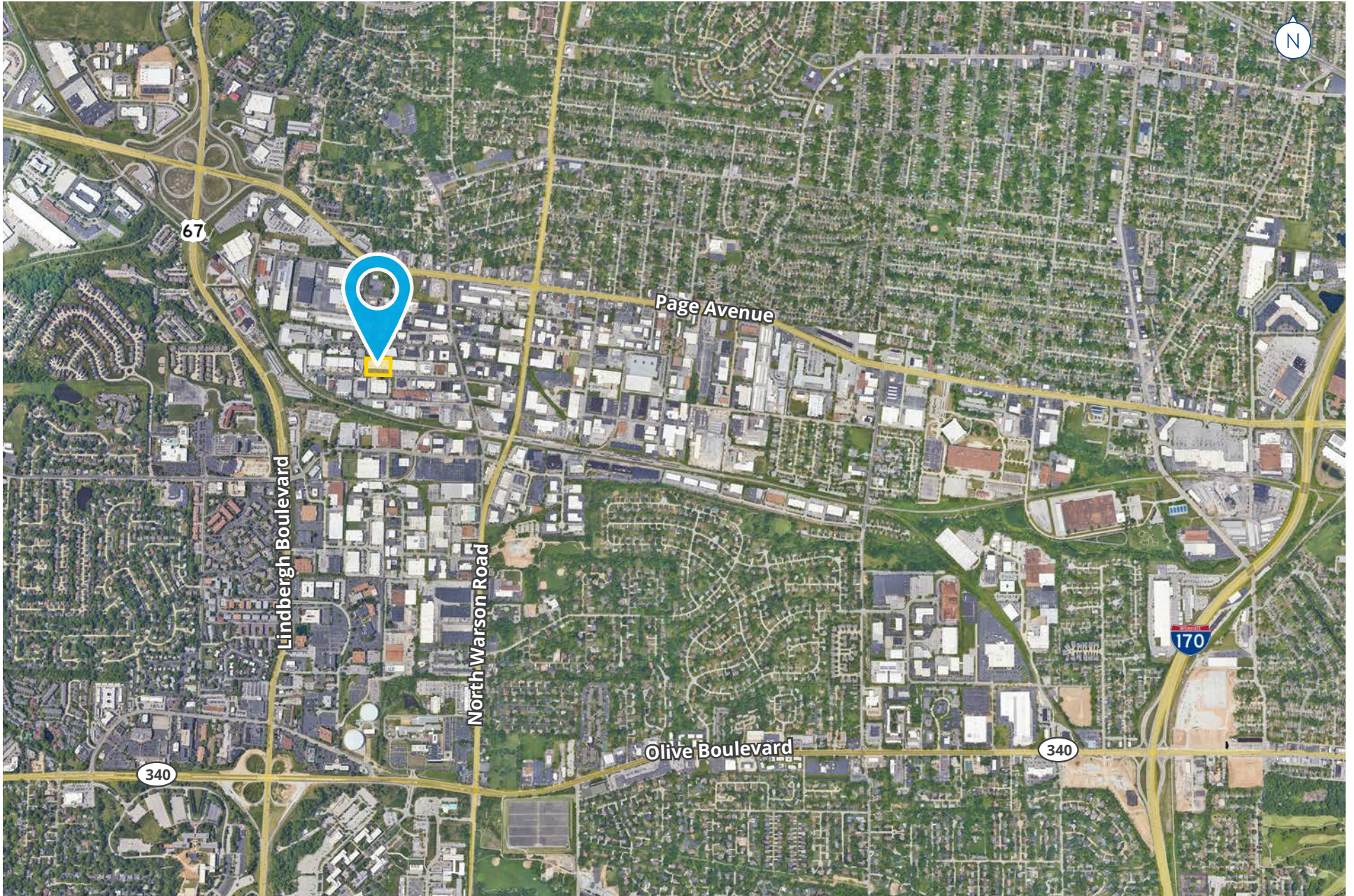
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HULTI B.

DT Trading, Company d/b/a hulti beauty is a St. Louis-based specialty beauty supply company and online wholesaler. The majority of its sales take place online, however, the warehouse is open to walk-in customers as well.



Location Overview



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For further information, please contact:

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