



CHECK OUT OUR
360 PHOTOS

OFFICE/WAREHOUSE BUILDING WITH STORAGE YARD FOR SALE/LEASE

5000 KEMPER AVE.

ST. LOUIS, MO 63139

FOR INFORMATION

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PROPERTY HIGHLIGHTS

- 37,798 square foot office/warehouse with outdoor storage
 - **22,679 SF** of office space
 - Private offices, 3 conference rooms, kitchen with dining area; walk-out patio
 - **15,119 SF** of warehouse space
 - 9,576 SF with 17' ceilings
 - 5,543 SF with 6' - 17' ceilings
 - 3 drive-in doors
 - Two existing gated entry/exit
 - **Approx. 60,000 SF** outdoor storage yard (can subdivide; for lease option only)
- 1.92 acres
- Zoning K: Unrestricted District
- Built in 1948 with addition and renovation in 1985
- New roof installed in 3 sections (2019, 2022 and 2024)
- New rooftop HVAC units were installed in 2022
- Ample parking & street parking
- Potential direct access from storage yard to Connecticut St.
- Great location in close proximity to Tower Grove Park and the Missouri Botanical Garden
- Easy access to S. Kingshighway
- For Sale: \$2,650,000 (\$70.11 psf)

** Current owner is open to discussion on a leaseback deal of a portion of the office/warehouse space

** Storage yard can be subdivided with lease option only



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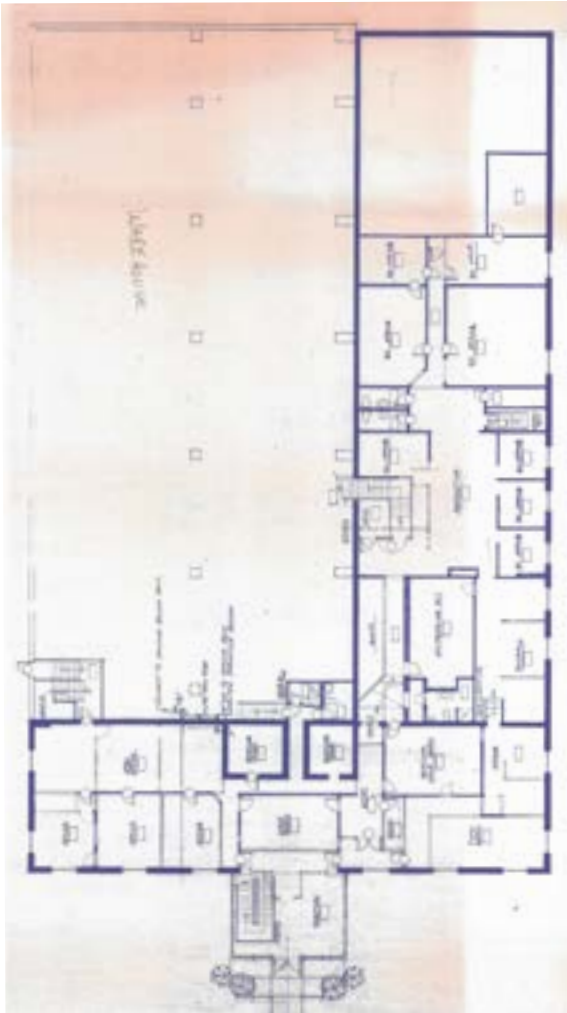
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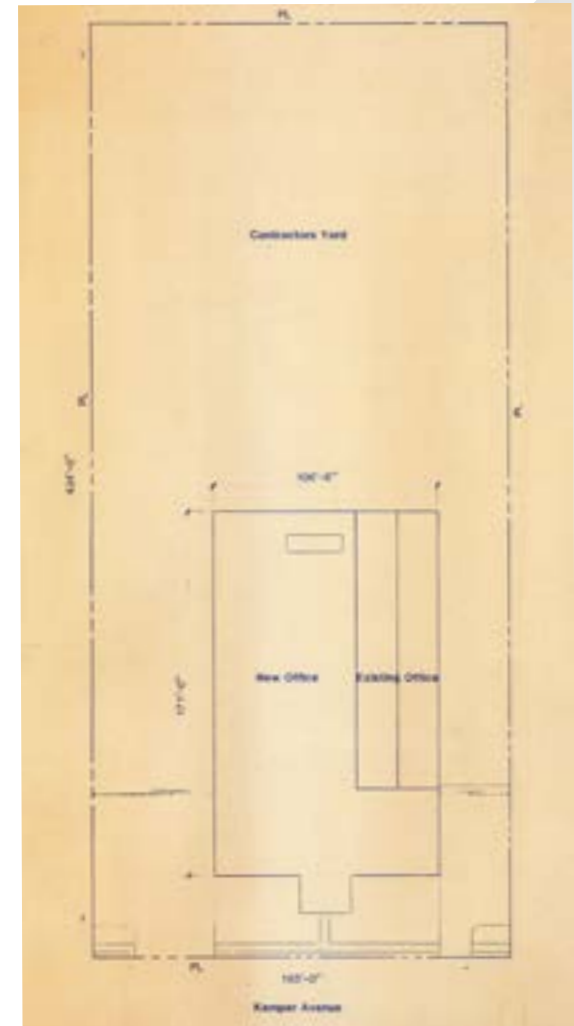
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FIRST FLOOR



SECOND FLOOR



GENERAL LAYOUT

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OFFICE INTERIOR PHOTOS



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WAREHOUSE / STORAGE YARD PHOTOS



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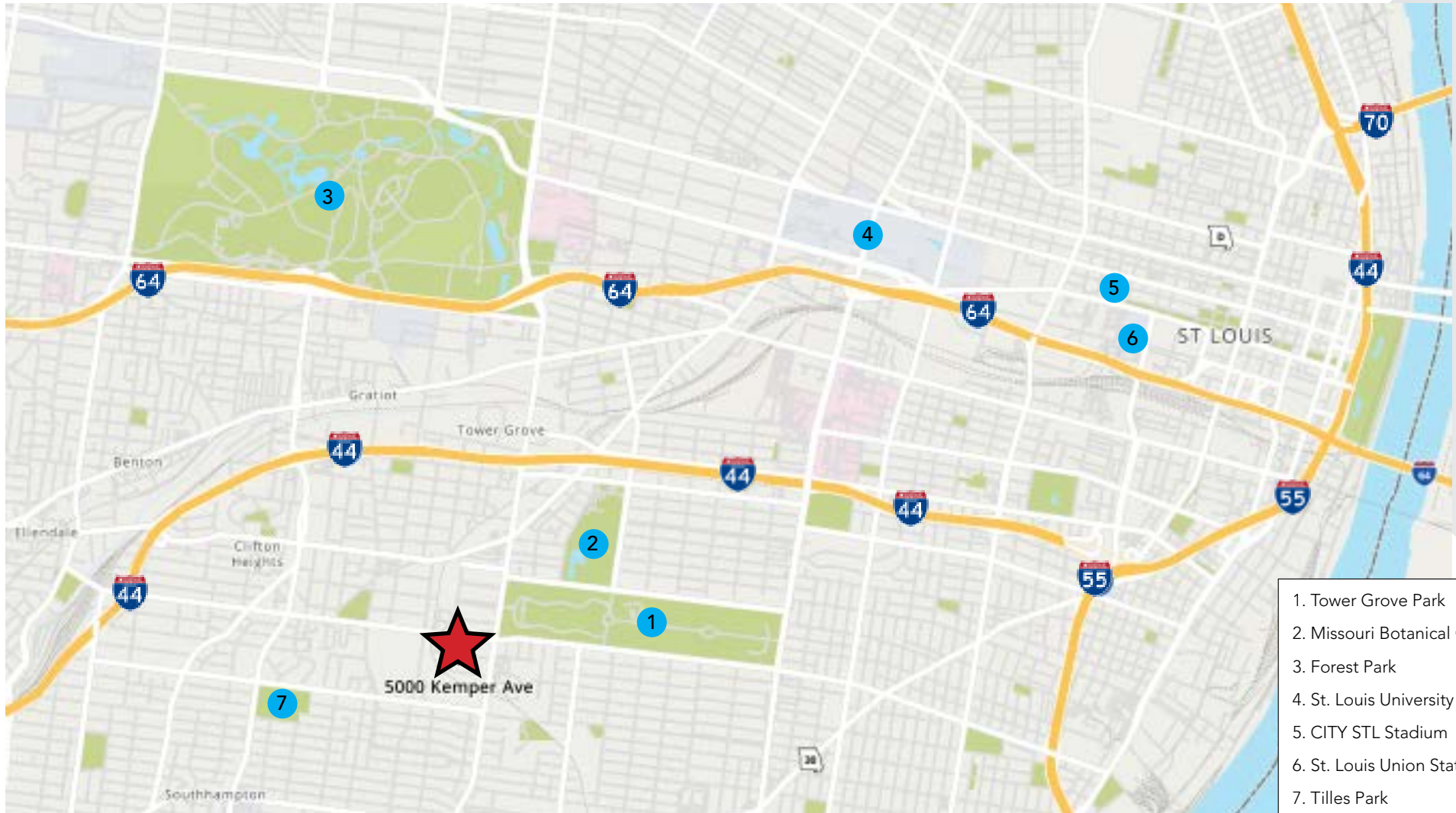
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- 1. Tower Grove Park
- 2. Missouri Botanical Garden
- 3. Forest Park
- 4. St. Louis University
- 5. CITY STL Stadium
- 6. St. Louis Union Station
- 7. Tilles Park