

For Sale or Lease

75,000± Sq. Ft. Warehouse

2600 Samuel Shepard Dr.
St. Louis, MO 63103



Sale Price: ~~\$3,995,000~~

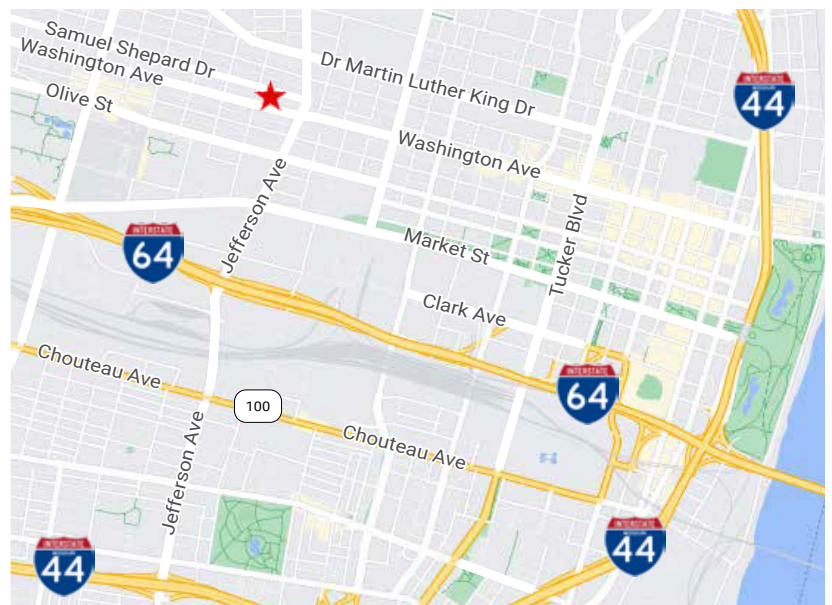
Reduced Price: \$3,730,000

Lease Rate: \$4.25/Sq. Ft. NNN

- 16'-20' Clear Ceiling Height
- Clear Span
- 11 Docks
- Wet Sprinkler
- Easy Access to I-64 and I-44
- Zoned J Industrial

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Office Industrial Retail Institutional Investment Management



Commercial Real Estate
1401 S. Brentwood Blvd.
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St. Louis, MO 63144
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Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

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