

# FOR SALE

## 10,500± SF Office/Warehouse and Income-Producing Cell Tower on 2.69 Acres

5 Industrial Dr.  
St. James, MO 65559

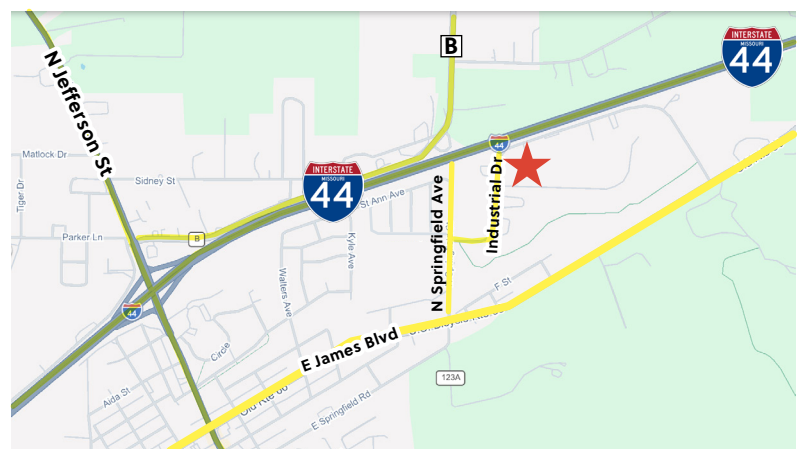
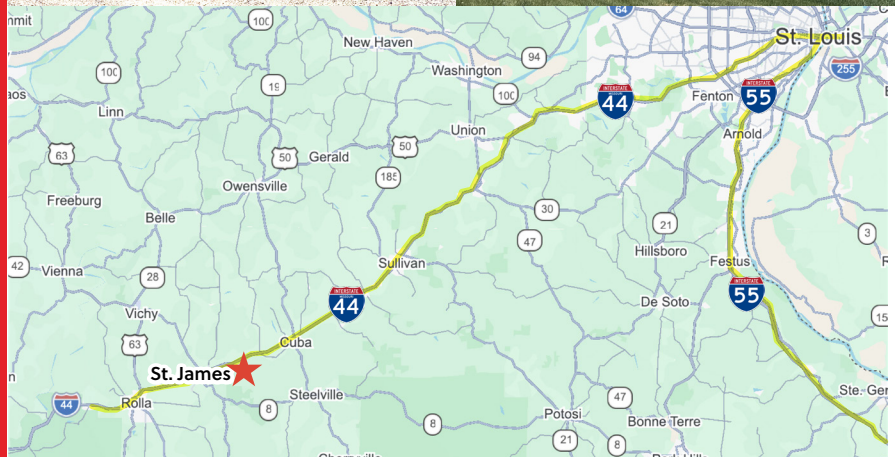


**For Sale**

Sale Price:  
**\$985,000.00**

### Features:

- 2,000± SF Office Space
- 2 Drive-In Doors
  - (1) 14'x14'
  - (1) 12'x12'
- 12-16.5' Clear Ceiling Height
- 3-Phase Electric 208Y/120 Volts  
1200 Amps
- Clear Span Warehouse
- Visibility from I-44



### Contact

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