



FOR SALE OR LEASE

1540 Fairview Avenue

St. Louis, MO 63132

Asking Price:

\$4,750,000
(\$110.00 PSF)

Lease Rate:

\$8.50 PSF, NNN

CONTACT US

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**Two-Building Industrial Site
Available For Sale or Lease**

Highlights

- 43,187 SF total
- 3.31-acre lot
- Built in 1961
- 32 auto spot (ability to add more)
- Wet sprinkler system
- Fully fenced with security gate access
- Fenced outdoor storage
- Contractor headquarters opportunity

PROPERTY DETAILS

Building One

Office/Warehouse Showroom: 16,925 SF

- 15' - 22' clear height
- 15% office/showroom build-out
- Two (2) drive-ins
- Two (2) docks



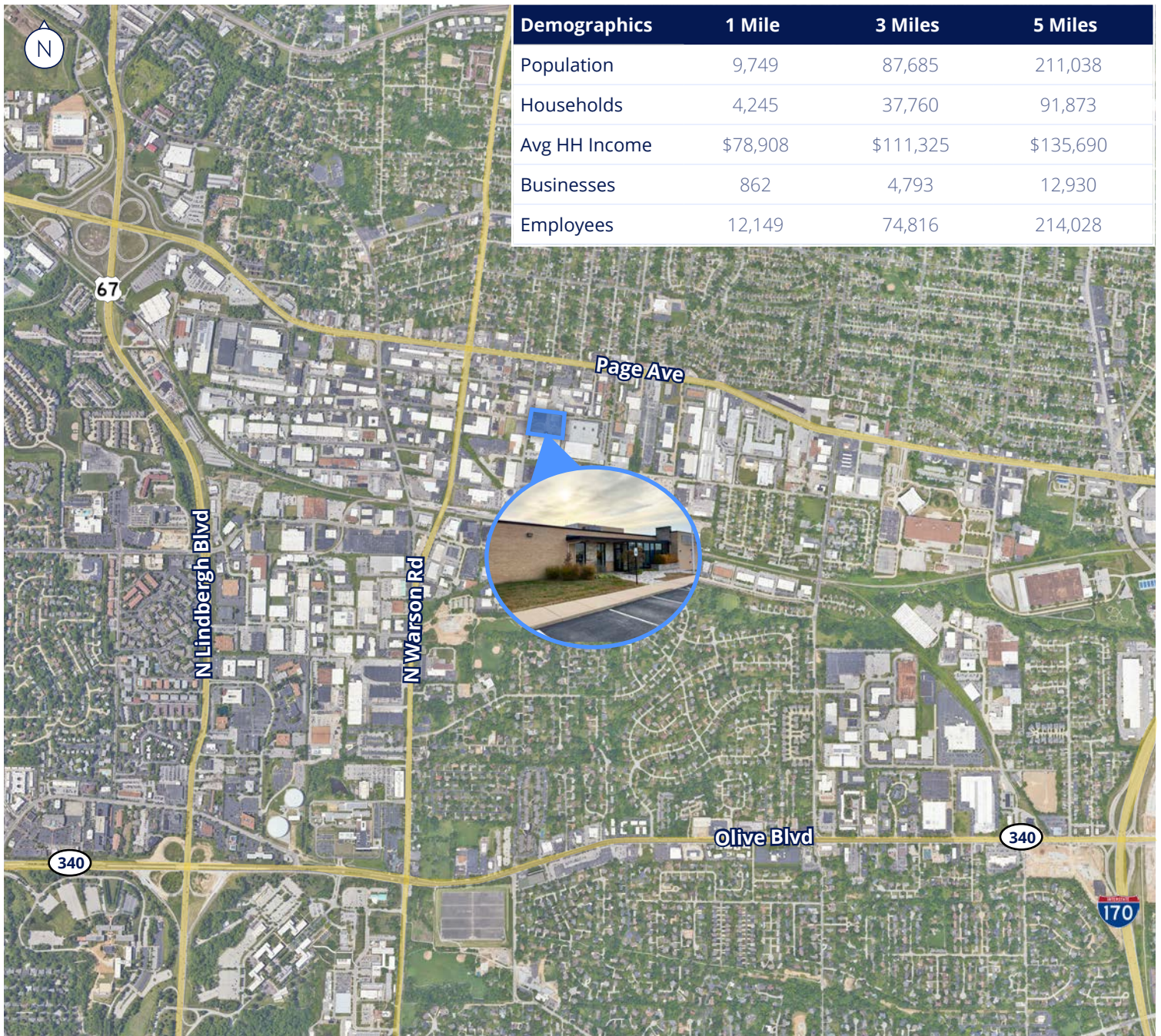
Building Two

Warehouse: 26,262 SF

- 20' clear height
- 3% office build-out
- 10-ton crane
- One (1) drive-ins
- Seven (7) docks ; Two (2) internal



LOCATION



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