

INVESTMENT OPPORTUNITY

TWO-BUILDING OFFICE/WAREHOUSE PORTFOLIO

325 & 333 Paul Ave | Ferguson, Missouri 63135



- Two-building office/warehouse investment portfolio on 4.03 acres available for sale
- At 88.3% occupancy, the portfolio includes 325 Paul Ave, a 114,649 SF (93,903 SF leasable) multi-tenant office/warehouse building; and 333 Paul Ave, a 4,542 SF single-tenant office/warehouse building
- 325 Paul Ave features office and warehouse space on two levels and a garage in the lower level, 5 docks, 12 overhead doors, fully sprinklered, and multiple building entrances; new roof coating (partial, 95%) in 2024
- 333 Paul Ave features 2 oversized drive-in doors, ±0.2 acre of fenced outdoor storage, and 1,350 SF office space
- Two suites in 325 Paul Ave available for lease:
 - Suite 65: 9,300 SF warehouse space
 - Suite 100: 1,706 SF office space
- Zoning: M-1, Industrial District, City of Ferguson
- Parking lot replaced from 2021-2024
- Proximity to St. Louis Lambert International Airport (6 minutes), I-170 (5 minutes) and I-70 (3 minutes)
- 2025 NOI: \$176,000 (9% CAP rate)
- **Sale price: \$1,950,000**

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INVESTMENT OPPORTUNITY

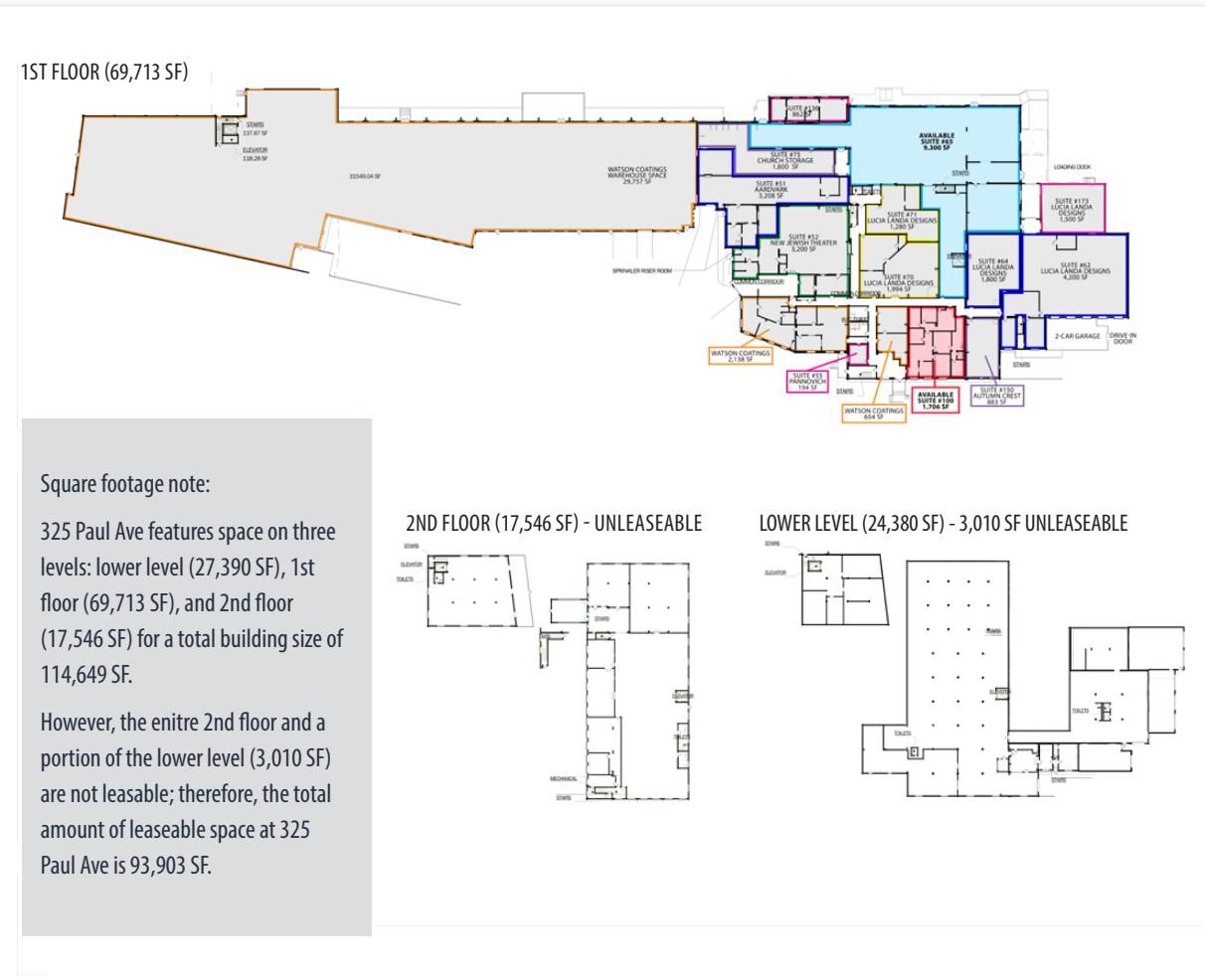
TWO-BUILDING OFFICE/WAREHOUSE PORTFOLIO

325 & 333 Paul Ave | Ferguson, Missouri 63135



325 PAUL AVE

TOTAL BUILDING SIZE	114,649 SF (93,903 SF leasable)
DOCKS	5
OVERHEAD DOORS	12
ROOF	95% of roof recoated in 2024 with 15 year warranty
CEILING HEIGHT	13' – 17'
NUMBER OF TENANTS	18
BUILDING OCCUPANCY	76.7%



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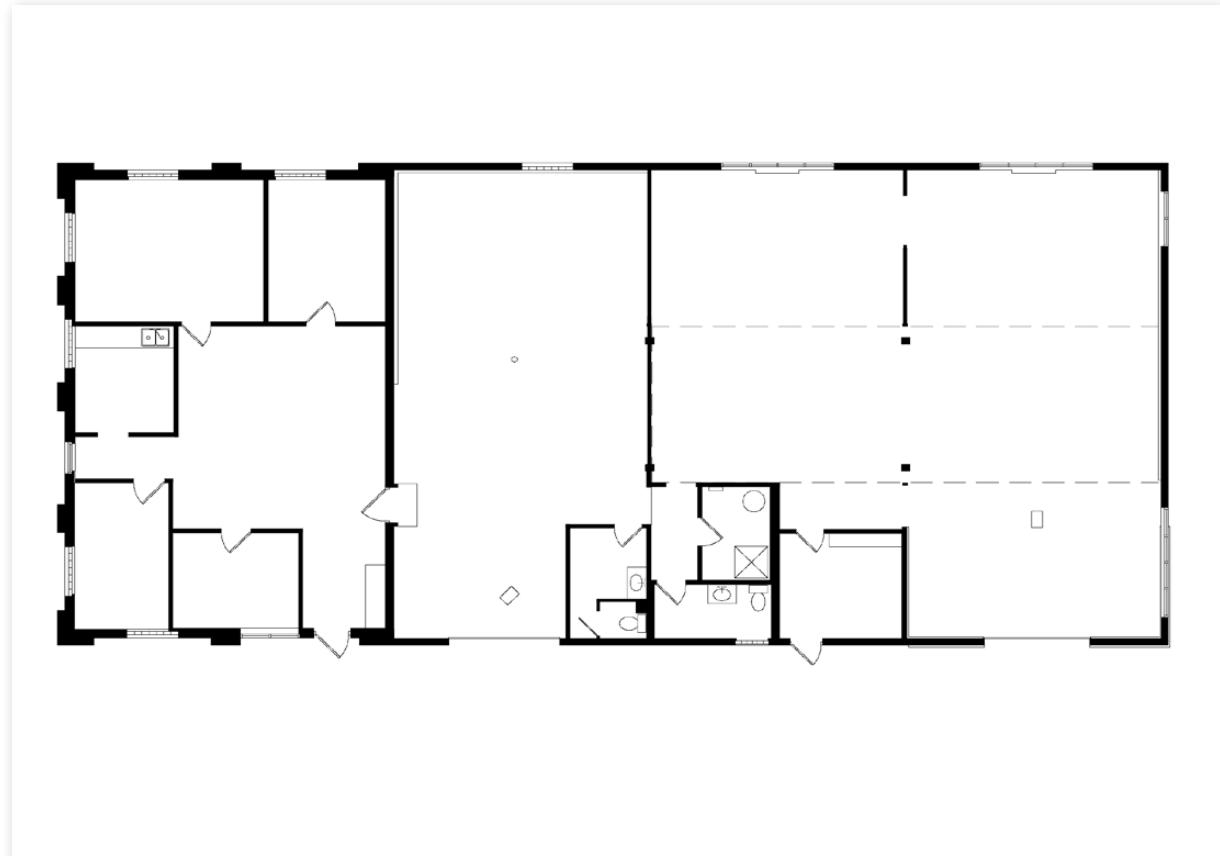
TWO-BUILDING OFFICE/WAREHOUSE PORTFOLIO

325 & 333 Paul Ave | Ferguson, Missouri 63135



333 PAUL AVE

TOTAL BUILDING SIZE	4,542 SF
DRIVE-INS	2
CEILING HEIGHT	12'+
NUMBER OF TENANTS	1
BUILDING OCCUPANCY	100%



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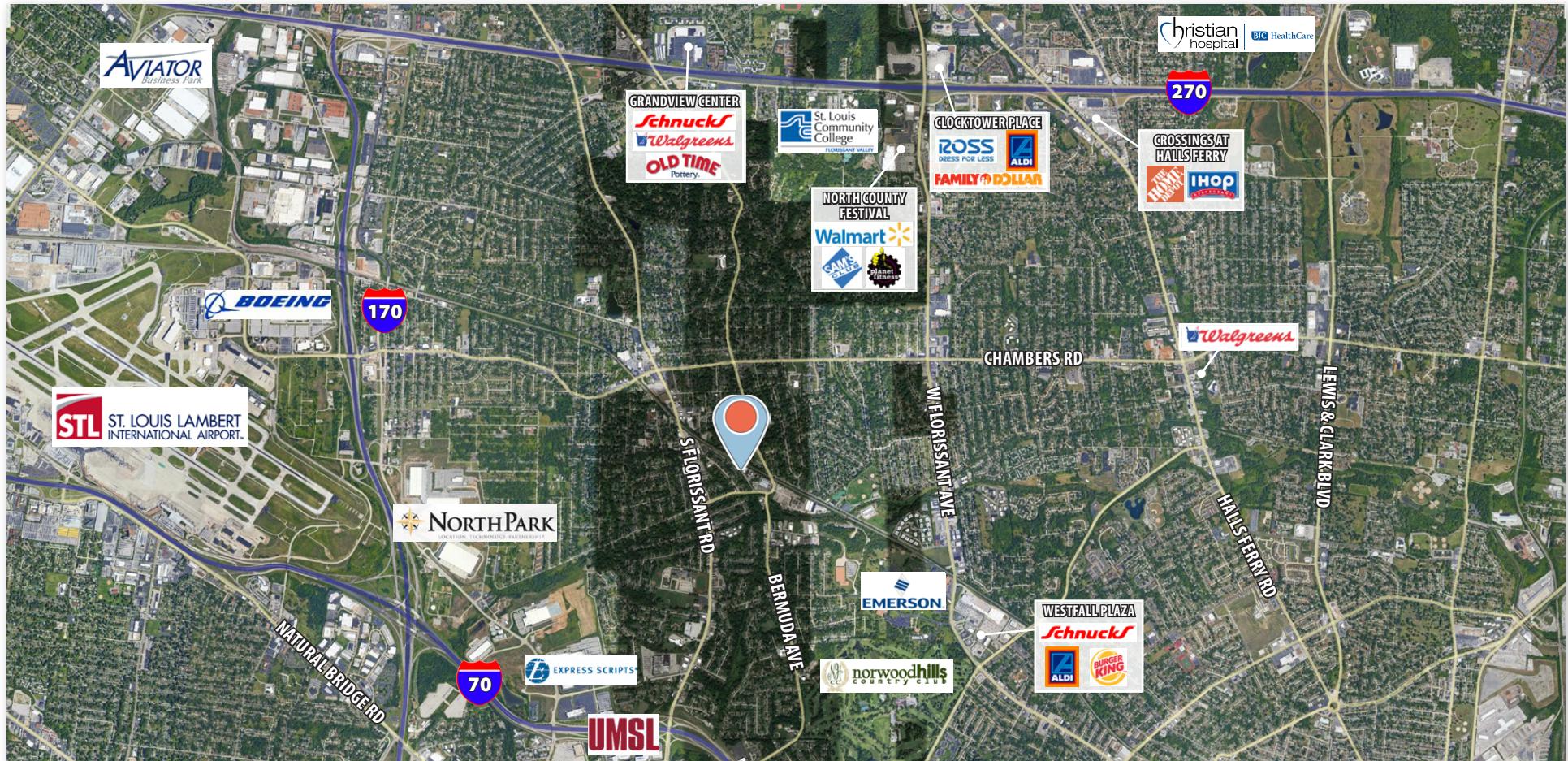
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REVEL
COMMERCIAL REAL ESTATE

AERIAL MAP



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