

## 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,  $\pm 0.2$  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

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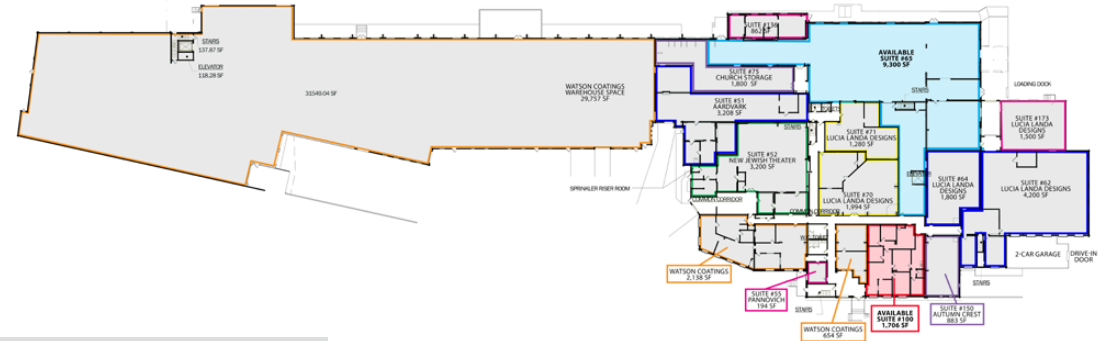


### 325 PAUL AVE

|                     |  |
|---------------------|--|
| 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%  |



#### 1ST FLOOR (69,713 SF)



#### Square footage note:

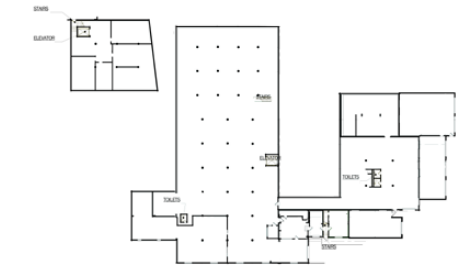
325 Paul Ave features space on three levels: lower level (27,390 SF), 1st floor (69,713 SF), and 2nd floor (17,546 SF) for a total building size of 114,649 SF.

However, the entire 2nd floor and a portion of the lower level (3,010 SF) are not leasable; therefore, the total amount of leasable space at 325 Paul Ave is 93,903 SF.

#### 2ND FLOOR (17,546 SF) - UNLEASEABLE



#### LOWER LEVEL (24,380 SF) - 3,010 SF UNLEASEABLE



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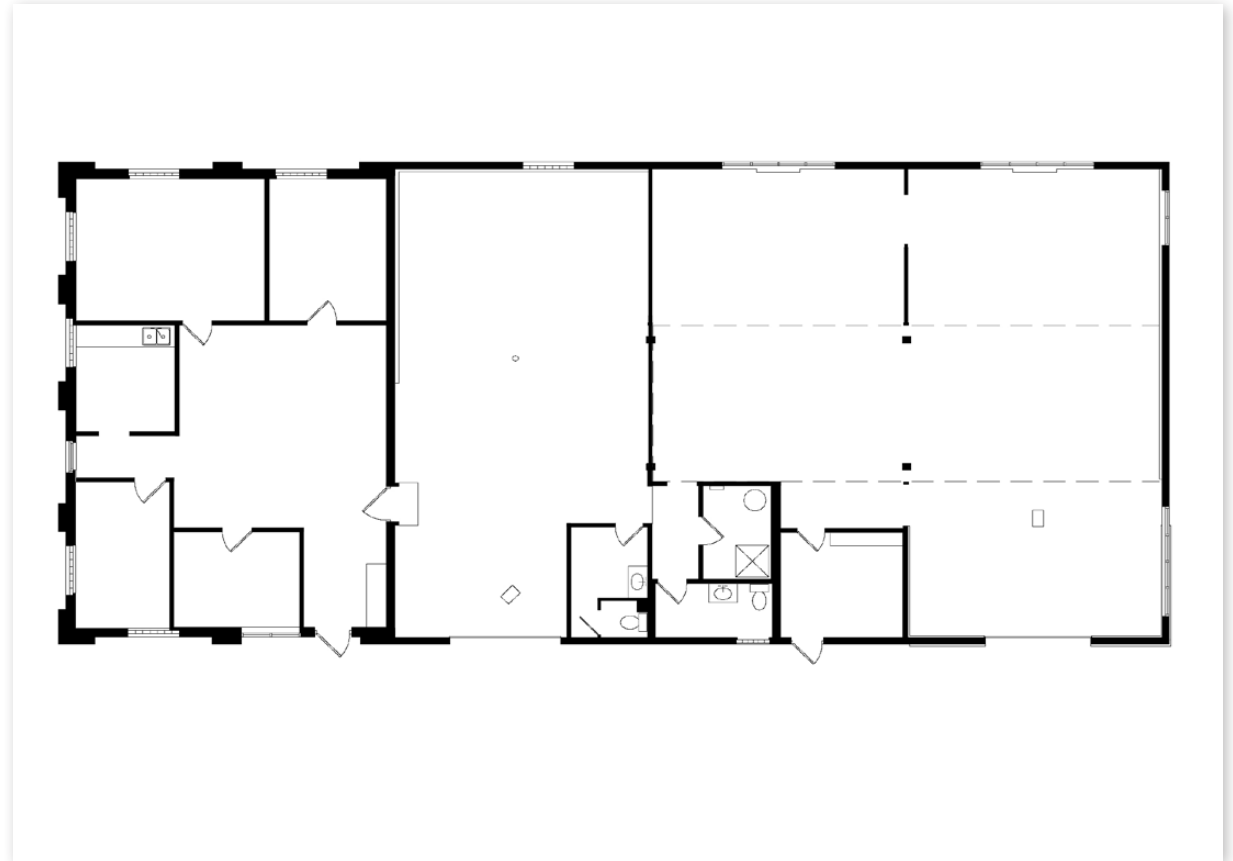
# TWO-BUILDING OFFICE/WAREHOUSE PORTFOLIO

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### 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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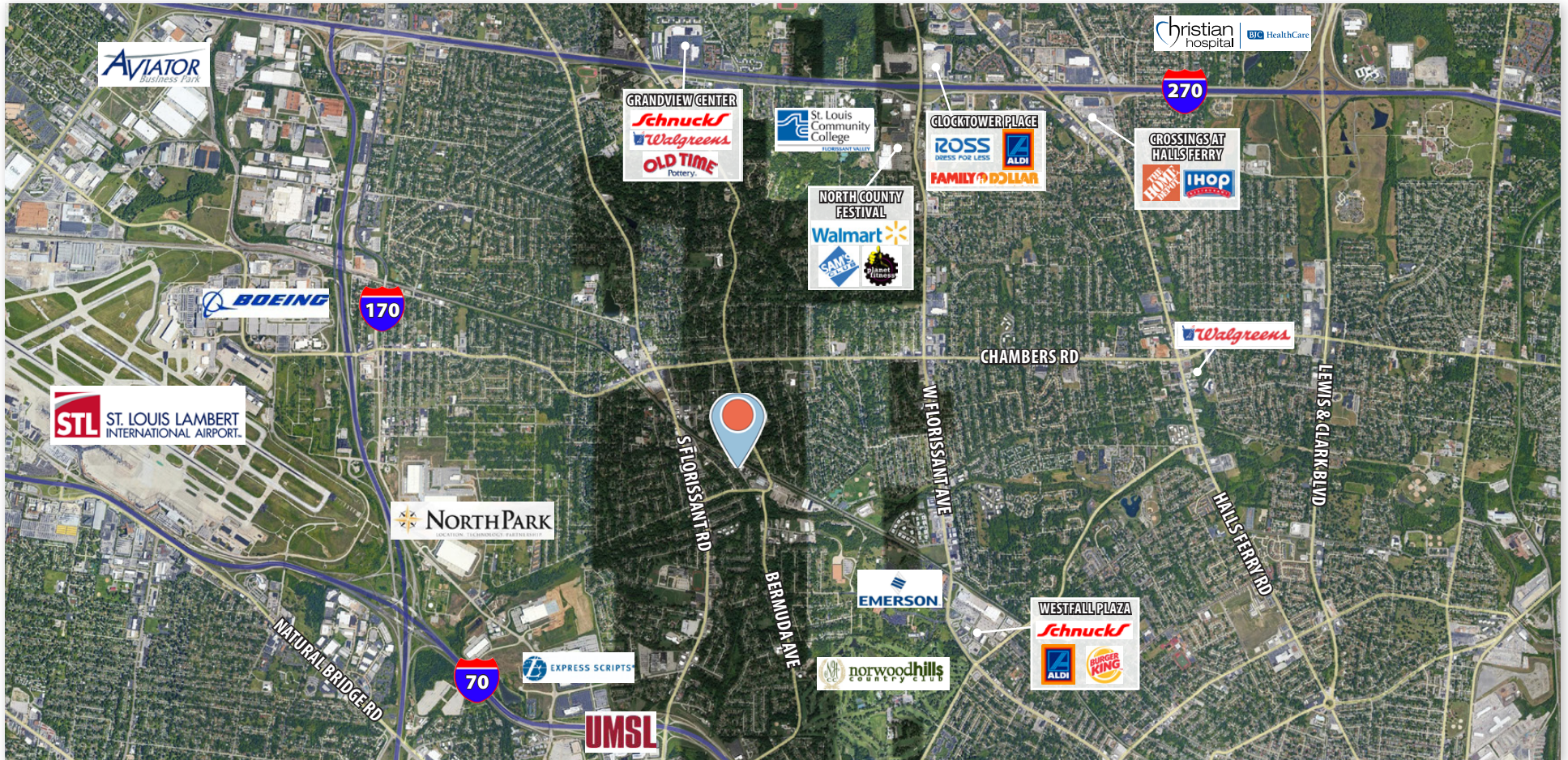
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AERIAL MAP



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