

# FOR SALE

## 41,000sf Office-Warehouse on 2.74 Acres



**4021 Park Avenue, St. Louis, MO 63110**

### Offering Highlights:

27,000sf office-warehouse

- 15,600sf Office and 'Lab' on two floors
- 11,400sf Warehouse (plus basement)
- 4 dock doors, plus additional platform positions and 1 drive-in
- 3-phase power

14,000sf storage building

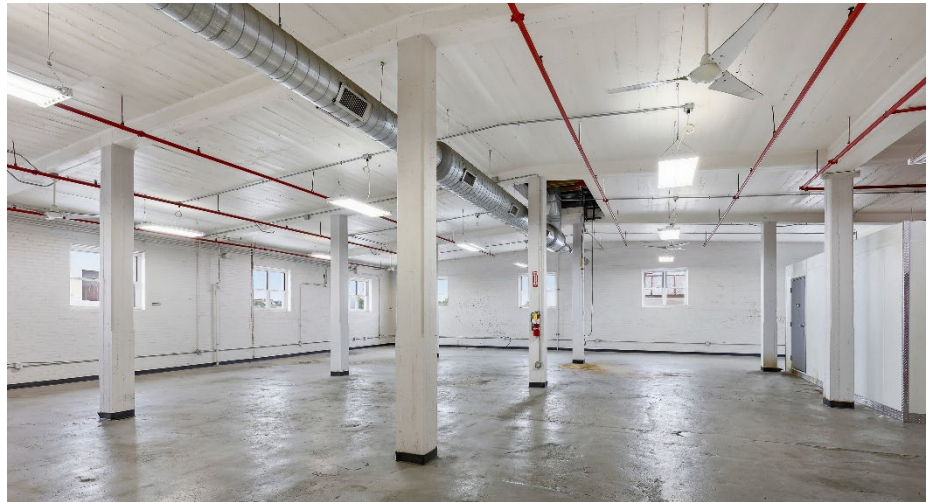
- 8 drive-in doors
- Ceilings
- 400 amps 240V 3-phase

2.74-Acre Site

- Paved, Fenced and Gated
- Zoned 'K' Unrestricted
- Excellent Access between I-64 and I-44

**Offered at: \$2,675,000**

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. All information should be verified by a careful, independent investigation of the property. Any reliance on this information is solely at your own risk.



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