

# For Sale

24,351± Sq. Ft. Office/Hi-Tech  
Building on ±1.01 Acres

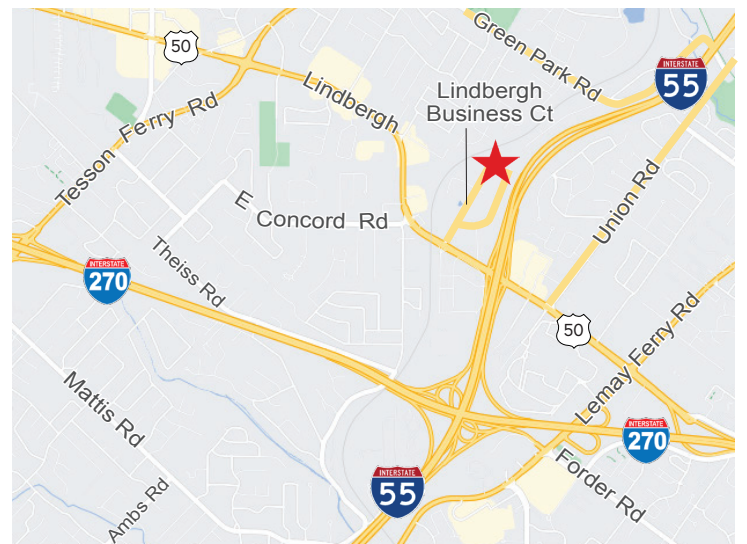
1118 Lindbergh Business Ct.  
St. Louis County, MO 63123



**Sale Price: ~~\$2,250,000.00~~**  
**Reduced Price: \$1,995,000.00**

- 4,000± Sq. Ft. Office Space
- Elevator Serves Second Floor, For Possible Additional 4,000± Office
- 13,800± Sq. Ft. 1st Level
- 1,600 AMP 480 Volt 3-Phase
- Several 3-Phase 400 V Transformers
- Processed Chilled Water System and Airlines in Place Throughout Production Area
- A 75 HP Air Compressor with Copper Lines
- 3 Docks, 1 Drive-In

**Contact: Will Aschinger**  
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Office Industrial Retail Institutional Investment Management



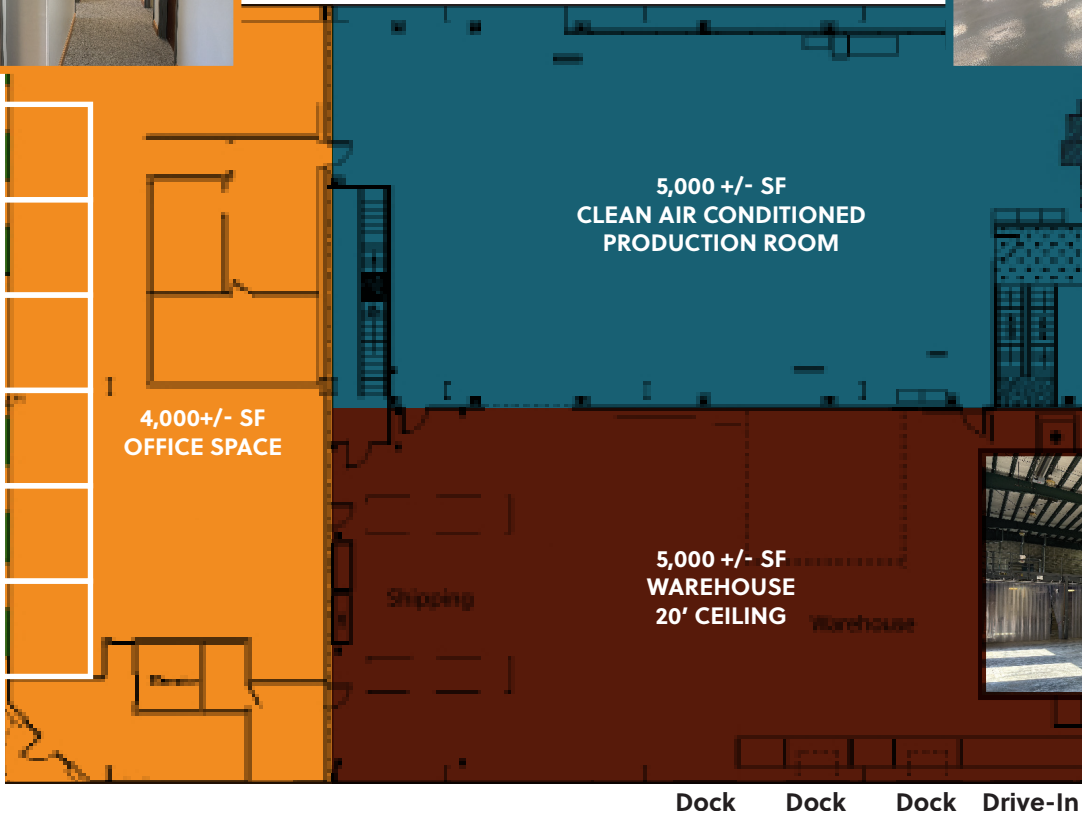
Commercial Real Estate  
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**314 781 0001**

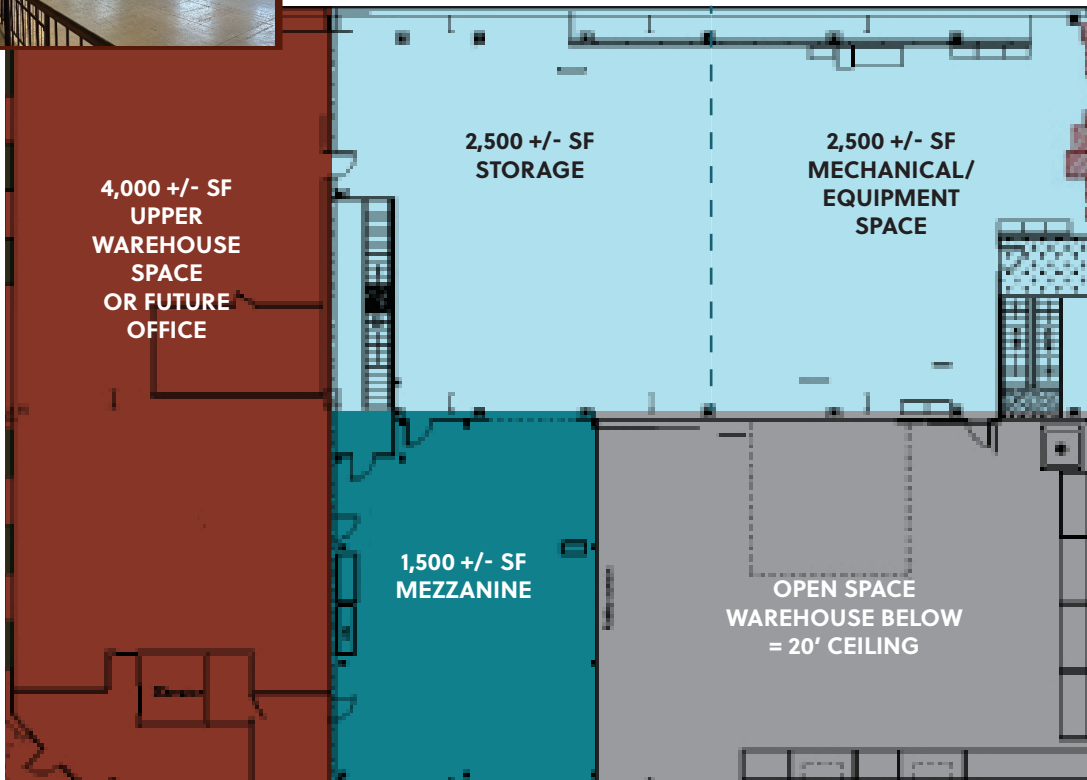
 Individual Membership in the Society of  
Industrial and Office Realtors



**1st Floor - 13,800+/- SF**



**2nd Floor - 10,500+/- SF**



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11118 Lindbergh Business Ct. St. Louis County, MO 63123