



## OFFICE-WAREHOUSE FOR SALE

- 6,750 square feet on 0.34 acres
- Approximately 1,200 sf existing office finish (20%)
- Property Features
  - Ceiling height: 10 feet
  - Loading: Two (2) drive-in doors
  - Electric: Both single-phase and three-phase power with multiple 200 & 400 amp panels
  - Roof: Fully replaced in 2018
  - Fenced storage lot

### CONTACT

**BEN FRIEDMAN**

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**SALE PRICE: \$530,000**

### SAVOY PROPERTIES

1034 S Brentwood Blvd, Suite 1200 | St. Louis, MO 63117 | p: 314.909.8400 | f: 314.909.8406

[SAVOYPROPERTIES.COM](http://SAVOYPROPERTIES.COM)

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