

# For Sale/Lease

**5319 & 5334 Shreve Ave**  
St. Louis, MO 63115



**362,874 SF on 22.54 AC**



**Heavy Manufacturing Facility**



**NAIDESCO**

8112 Maryland Ave, Suite 300, St. Louis, MO 63105  
(314) 994 - 4800 | [naidesco.com](http://naidesco.com)

For more information, please contact:



**Michelle Goodwin, CCIM**

d (314) 994 - 4944  
c (636) 236 - 9802  
[mgoodwin@naidesco.com](mailto:mgoodwin@naidesco.com)



**Tim Cribbin**

d (314) 994 - 4448  
c (314) 971 - 6622  
[tcribbin@naidesco.com](mailto:tcribbin@naidesco.com)



# Property Highlights

**5319 Shreve:** ±362,874 SF Single-story manufacturing facility on 16.27 acres; approx. 5,000 SF office finish

**5334 Shreve:** ±58,305 SF (not included in Total SF) Crane runway, partially enclosed, on 6.27 acres



## Heavy Infrastructure

21 bridge cranes with heavy power, adjacent to Ameren substation



## Rail Served (TRRA)

Direct rail connectivity for efficient logistics



## Outside Storage

6+ AC lay down yard



## Zoned K-Unrestricted

Allows broad range of industrial and commercial permitted uses



## Incentives

Within LCRA Chapter 99 Redevelopment Plan; potential tax abatement and New Market Tax Credits



## Strategic Location

Easy access to I-70, TRRA Rail, Municipal River Port and International Airport



## Sale Price:

\$7,495,000



## Lease Rate:

5319 Shreve: \$2.50 / SF, NNN

5334 Shreve: \$13,000 / MO, NNN





# Property Details

## 5319 & 5334 Shreve Ave, St. Louis, MO 63115

|                |  |                     |
|----------------|--|---------------------|
| Zoning:        | K – Unrestricted (City of St. Louis)   |                     |
| Year Built:    | 1920/1973 (Source: City of St. Louis)  |                     |
| Lot Size:      | 16.27 AC (5319 Shreve)<br>6.27 AC (5334 Shreve)  |                     |
| Total SF:      | ±362,874 SF<br>Warehouse: ±357,874 SF<br>Office: ±5,000 SF<br>Covered Crane Runway: ±58,305 SF <i>(not included in Total SF)</i> |                     |
| Roof:          | TPO, modified, metal & built-up tar roof systems   |                     |
| Power:         | Heavy Power  |                     |
| Rail:          | Rail Served (TRRA)   |                     |
| Clear Height:  | See Facility Map   |                     |
| Cranes:        | See Facility Map<br>Main Building: 19 overhead cranes in main building<br>Covered Crane Runway: 2 overhead cranes (40 tons)      |                     |
| Loading:       | See Facility Map<br>Drive-In: 13<br>Dock High: 2      Interior (Dock High): 2  |                     |
| Parking:       | Ample Parking  | Rail to Interior: 7 |
| Lay Down Yard: | 6+ AC  |                     |

**Confidential Data Room**  
Access additional property information



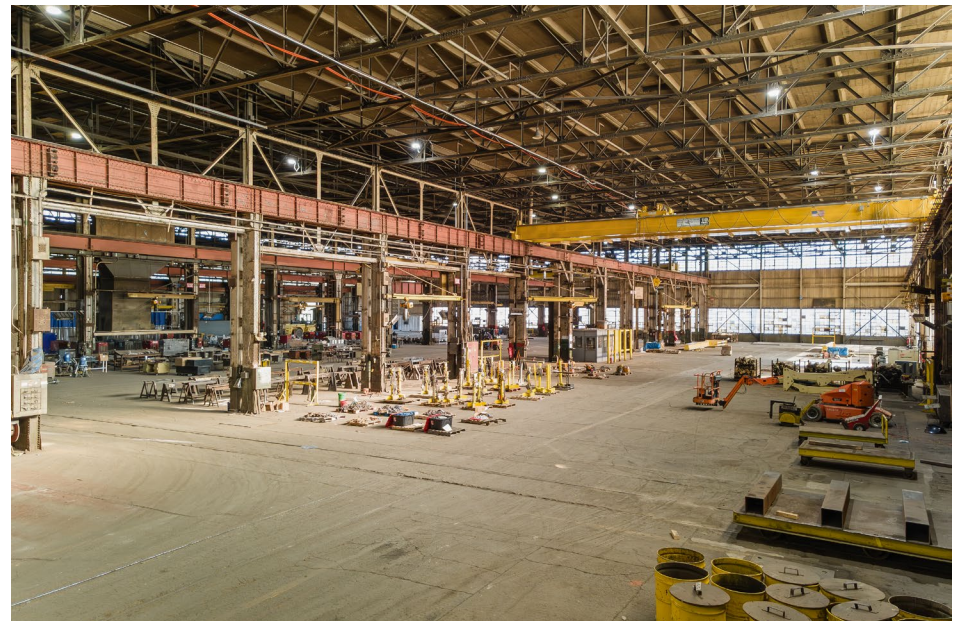
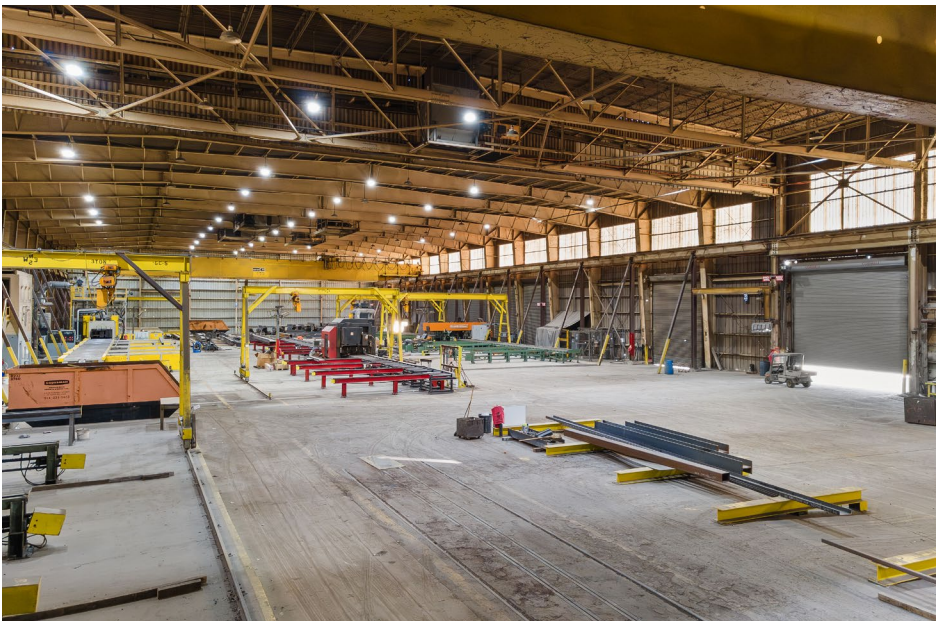


# Property Photos | Exterior





# Property Photos | Interior





# Site Aerial



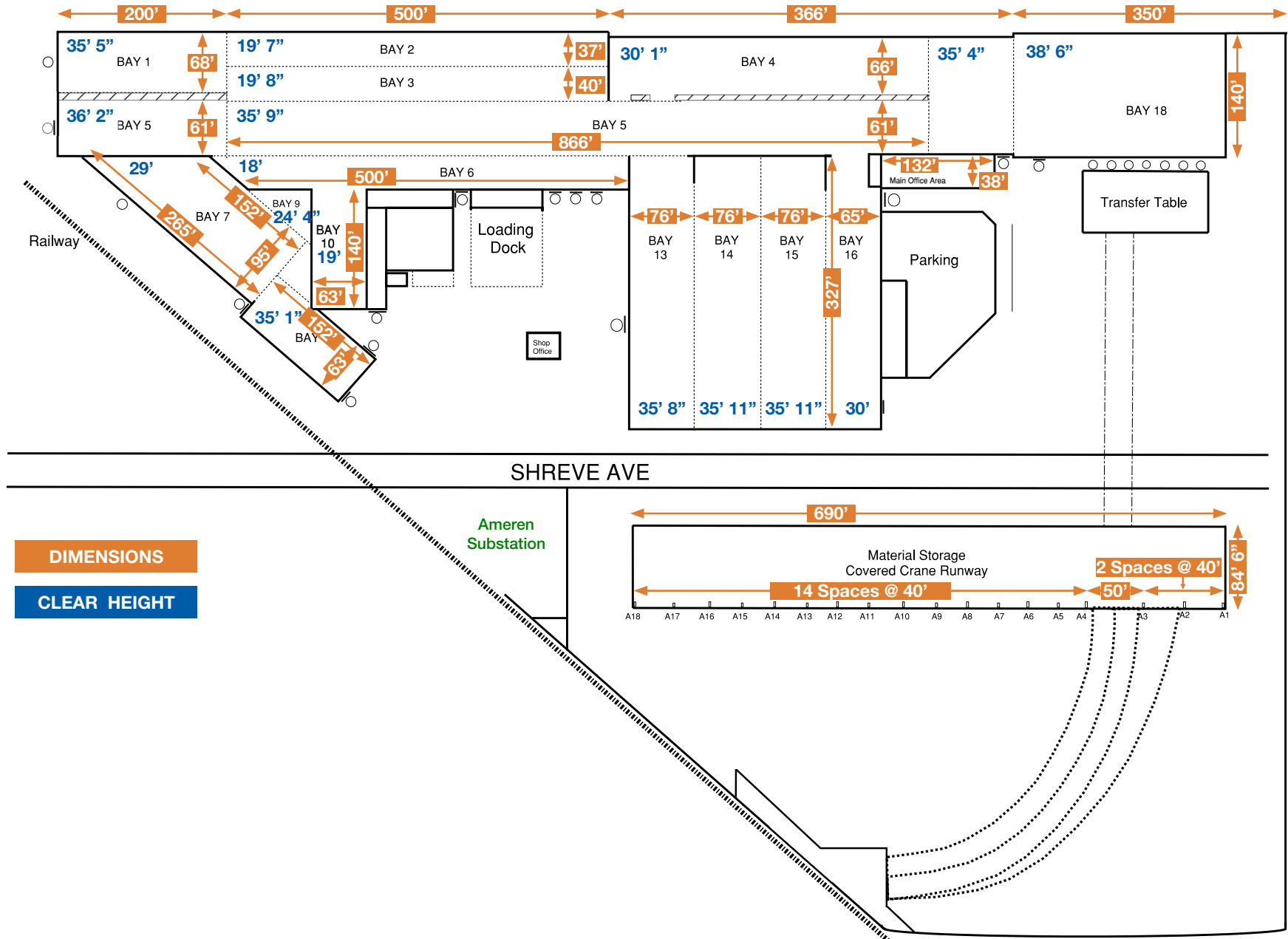


# Site Aerial





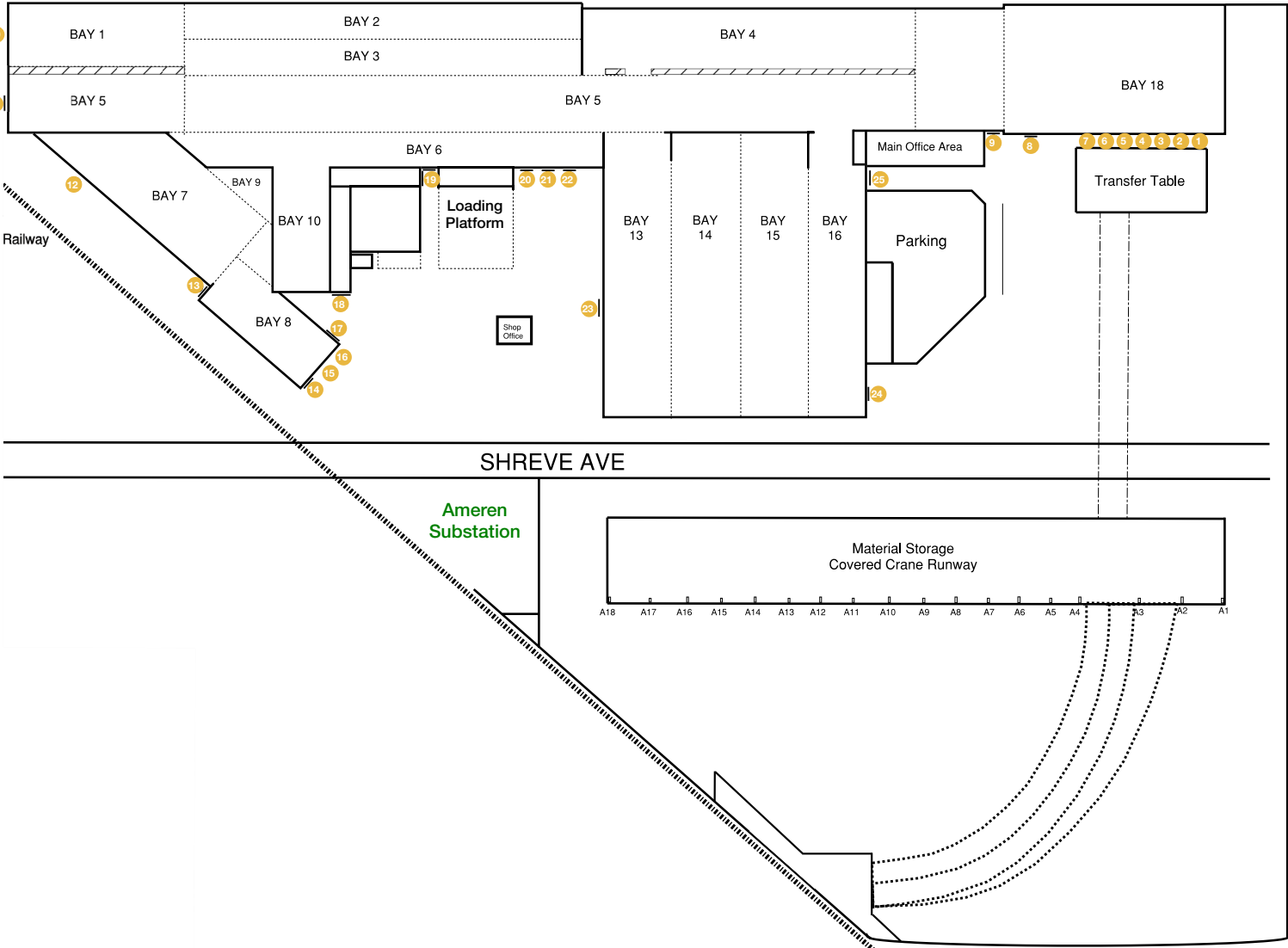
# General Facility Map





# Loading Facility Plan

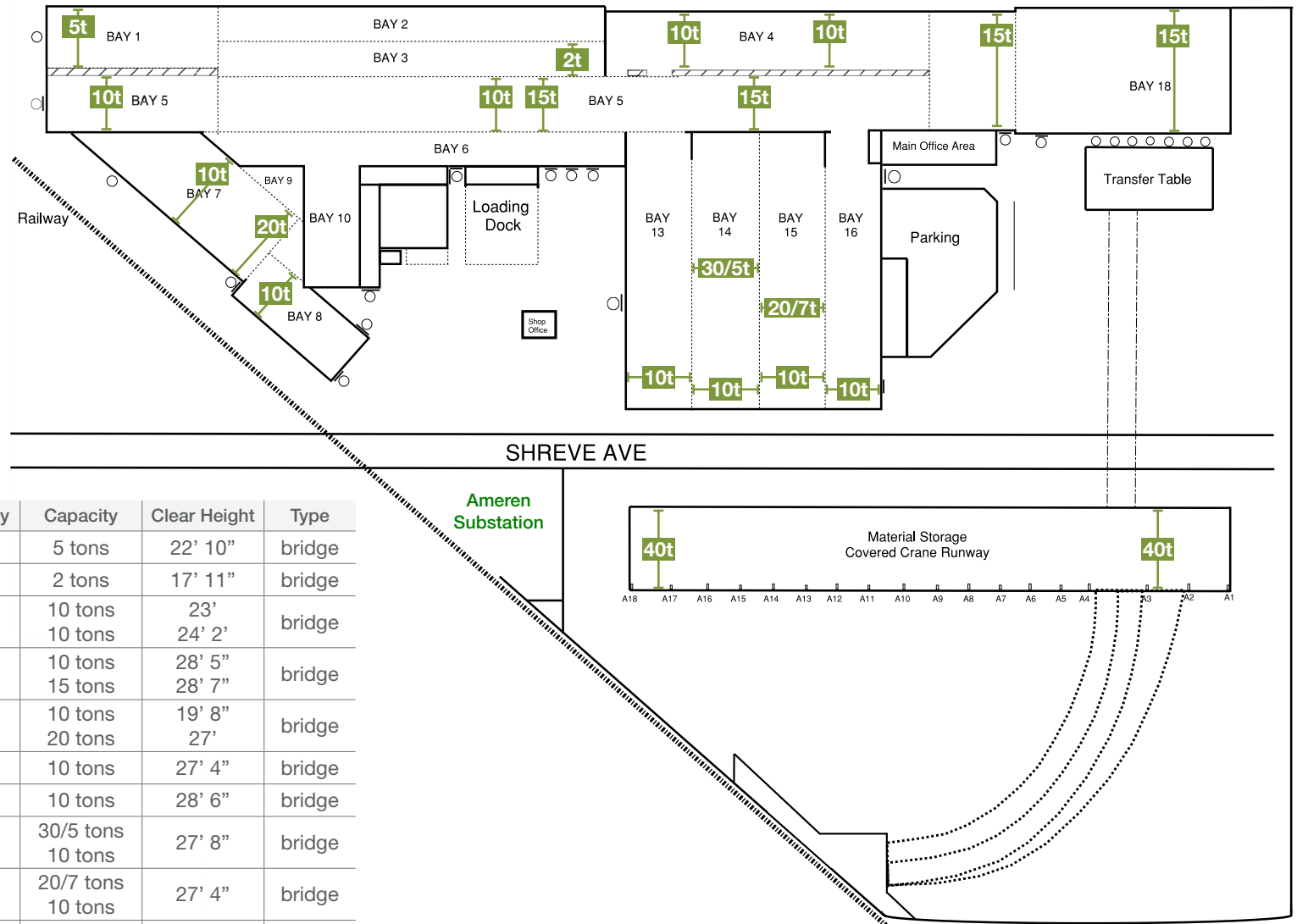
|    | Width   | Height  | Loading Type            |
|----|---------|---------|-------------------------|
| 1  | 17'     | 22'     | Rail into Interior      |
| 2  | 17'     | 22'     | Rail into Interior      |
| 3  | 17'     | 22'     | Rail into Interior      |
| 4  | 17'     | 22'     | Rail into Interior      |
| 5  | 17'     | 22'     | Rail into Interior      |
| 6  | 17'     | 22'     | Rail into Interior      |
| 7  | 17'     | 22'     | Rail into Interior      |
| 8  | 16'     | 20'     | Drive-In                |
| 9  | 21' 10" | 20'     | Drive-In                |
| 10 | 19'     | 22' 9"  | Drive-In                |
| 11 | 20'     | 22' 3"  | Drive-In                |
| 12 | 20'     | 16' 10" | Drive-In                |
| 13 | 20'     | 22'     | Trailer Height Interior |
| 14 | 17'     | 22'     | Trailer Height Interior |
| 15 | 9'      | 10'     | Dock Height             |
| 16 | 9'      | 10'     | Dock Height             |
| 17 | 12'     | 14' 7"  | Drive-In                |
| 18 | 9' 5"   | 12'     | Nonfunctional           |
| 19 | 20'     | 17'     | Drive-In                |
| 20 | 14'     | 16'     | Drive-In                |
| 21 | 14'     | 16'     | Drive-In                |
| 22 | 14'     | 16'     | Drive-In                |
| 23 | 14'     | 15'     | Drive-In                |
| 24 | 22'     | 20'     | Drive-In                |
| 25 | 21' 11" | 21' 9"  | Drive-In                |





# Crane Facility Plan

- » 21 bridge cranes (20 w/capacity of 10 tons or more)
- » 362,874 SF under roof and under crane access
- » 58,305 SF crane runway



| Location             | Quantity | Capacity  | Clear Height | Type   |
|----------------------|----------|-----------|--------------|--------|
| Bay 1                | 1        | 5 tons    | 22' 10"      | bridge |
| Bay 3                | 1        | 2 tons    | 17' 11"      | bridge |
| Bay 4                | 1        | 10 tons   | 23'          | bridge |
|                      | 1        | 10 tons   | 24' 2"       | bridge |
| Bay 5                | 2        | 10 tons   | 28' 5"       | bridge |
|                      | 2        | 15 tons   | 28' 7"       | bridge |
| Bay 7                | 1        | 10 tons   | 19' 8"       | bridge |
|                      | 1        | 20 tons   | 27'          | bridge |
| Bay 8                | 1        | 10 tons   | 27' 4"       | bridge |
| Bay 13               | 1        | 10 tons   | 28' 6"       | bridge |
| Bay 14               | 1        | 30/5 tons | 27' 8"       | bridge |
|                      | 1        | 10 tons   |              | bridge |
| Bay 15               | 1        | 20/7 tons | 27' 4"       | bridge |
|                      | 1        | 10 tons   |              | bridge |
| Bay 16               | 1        | 10 tons   | 23'          | bridge |
| Bay 18               | 2        | 15 tons   | 24'          | bridge |
| Outside Mat. Storage | 2        | 40 tons   |              | bridge |



Architectural floor plan of the second floor, showing various rooms and corridors. The plan includes dimensions for walls, doors, and overall room sizes. Key rooms labeled include BREAK ROOM, STORAGE, FOYER, KRIS GREEN, MEN'S RESTROOM, WOMEN'S RESTROOM, BOARD MEETING ROOM, FAMILY'S ROOM, and MEN'S RESTROOM. The plan is annotated with a grid system (36-46 horizontally, E-F vertically) and a north arrow.



# Site Access





# Location Overview



**St. Louis** Metropolitan Statistical Area (MSA) is a major economic and cultural hub in the Midwest, spanning both Missouri and Illinois. It is home to a diverse economy, a strong education system, and a well-developed infrastructure. With a population of over **2.8 million**, St. Louis offers the advantages of a big city while maintaining an affordable cost of living and a high quality of life. Its central location makes it a prime destination for businesses, education, and transportation.

## Fortune 1000 Presence

St. Louis is home to a high concentration of Fortune 1000 companies across diverse industries, creating a vibrant business climate that attracts talent and investment.

## Transportation

With an international airport, major interstates, Mississippi River access, and extensive rail and transit systems, St. Louis offers exceptional connectivity for business and logistics.

## Higher Education

The region's 30+ colleges and universities, including Washington University and Saint Louis University, enroll over 120,000 students and fuel innovation and workforce development.

## Affordability

St. Louis boasts a low cost of living, with affordable housing, healthcare, and taxes—making it a smart, cost-effective choice for businesses and residents.

**“From starting small to expanding globally, the St. Louis region has the pro-business climate to help your company grow and prosper.”**



**2,811,927**

*Total Population*



**\$109,235**

*Avg. HH Income*



**99,395**

*Total Businesses*



**1,500,000**

*Total Employees*



**120,000+**

*Total Students*



**3.7 %**

*Unemployment*

## Top Area Employers

**BJC HealthCare**

**Edward Jones**  
Serving Individual Investors Since 1871

**CENTENE**  
Corporation

**BOEING**

  
**Washington**  
University in St. Louis

  
**EMERSON**

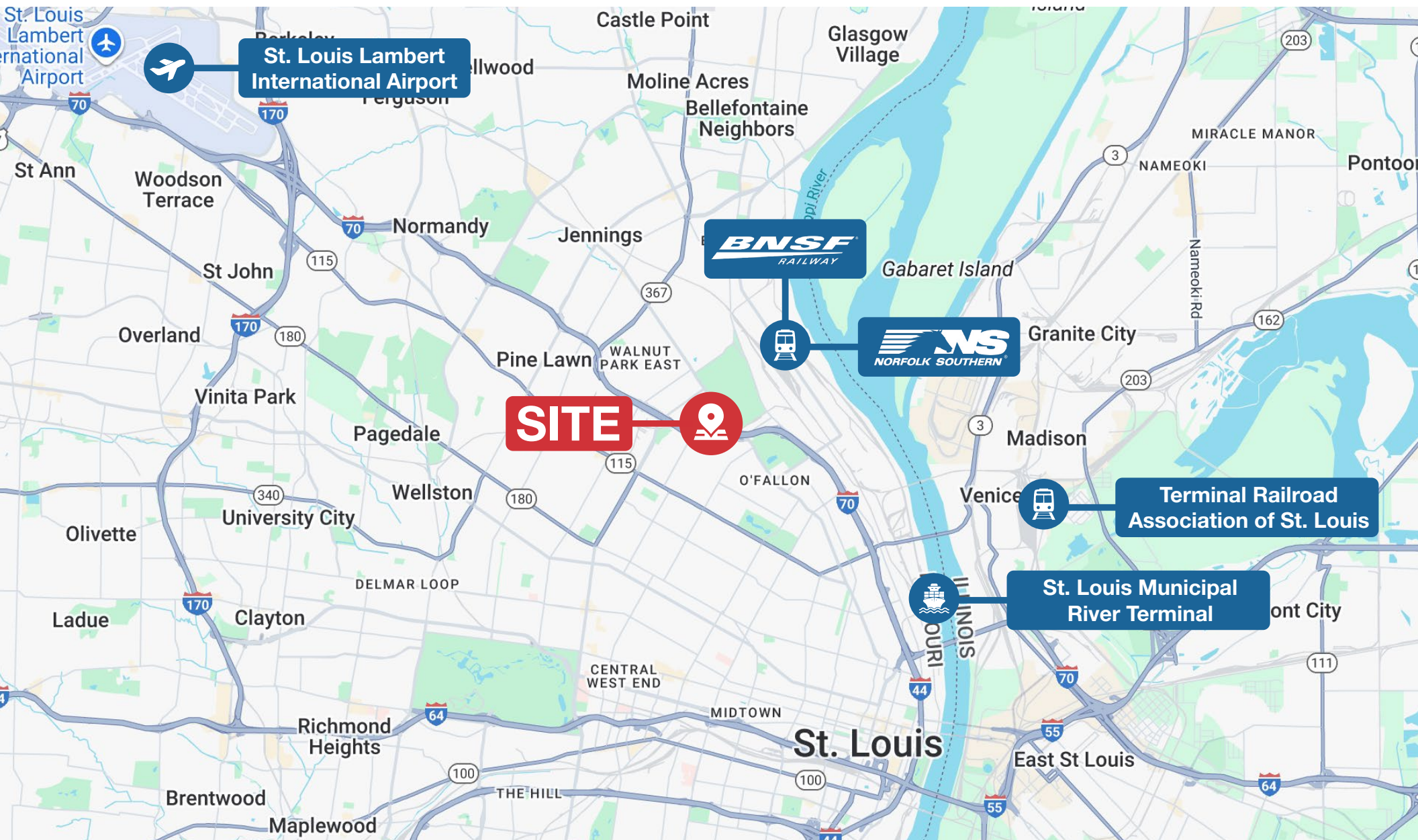
  
**SAINT LOUIS**  
UNIVERSITY

  
**lin**

  
**SSMHealth**



# Regional Connectivity





# Contact Us



**Michelle Goodwin, CCIM**

d (314) 994 - 4944

c (636) 236 - 9802

[mgoodwin@naidesco.com](mailto:mgoodwin@naidesco.com)



**Tim Cribbin**

d (314) 994 - 4448

c (314) 971 - 6622

[tcribbin@naidesco.com](mailto:tcribbin@naidesco.com)



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and any special listing conditions imposed by our principals. No warranties or representations are made as to the condition of the property or any hazards contained therein, nor are any to be implied.

# **NAIDESCO**

8112 Maryland Ave, Suite 300, St. Louis, MO 63105

(314) 994 - 4800 | [naidesco.com](http://naidesco.com)