



FOR SALE

1241 Ambassador Blvd

St. Louis, MO 63132

Asking Price:

\$5,500,000
(\$95.00 PSF)

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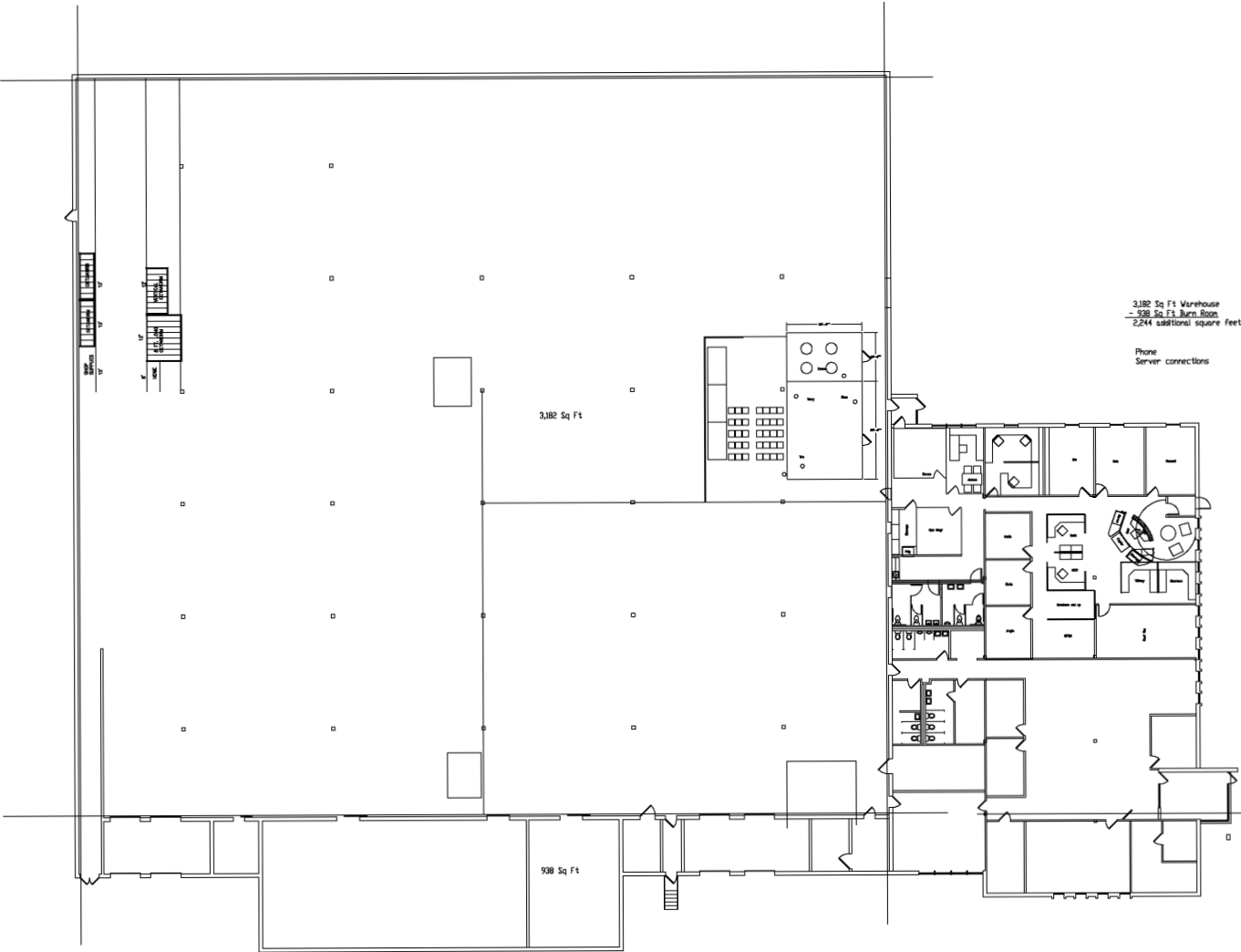
Single-Tenant Industrial Building Available for Owner/User Opportunity

Highlights

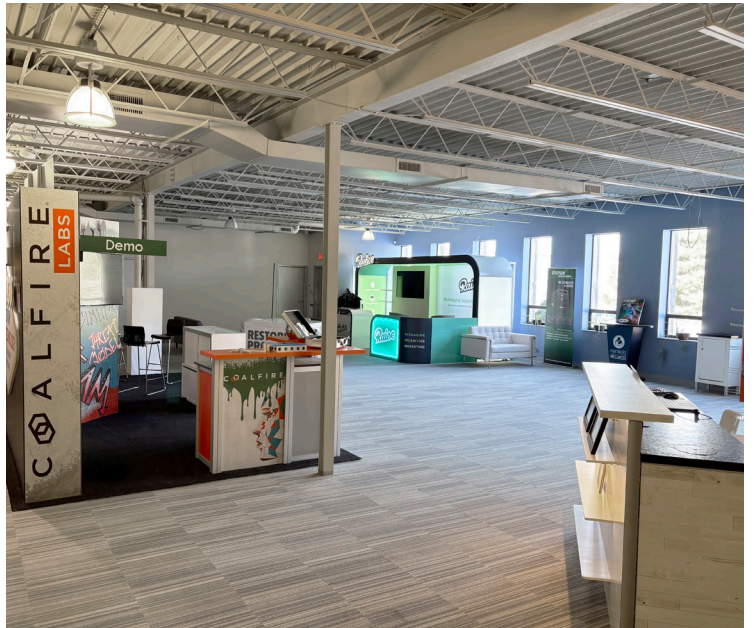
- 58,631 SF single-tenant industrial building
- 9,500 SF office/showroom
- 20' clear height
- Five (5) docks with pit levelers
- Three (3) drive-ins
- 3-phase, 1,200 amp, 240 volt heavy power
- 70 parking spaces with ability to expand
- Located in the 39 North district and in close proximity to North Lindbergh Blvd

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FLOOR PLAN



PROPERTY PHOTOS



**MODERN DESIGN
AND FINISHES**



**RECEPTION
AREA**

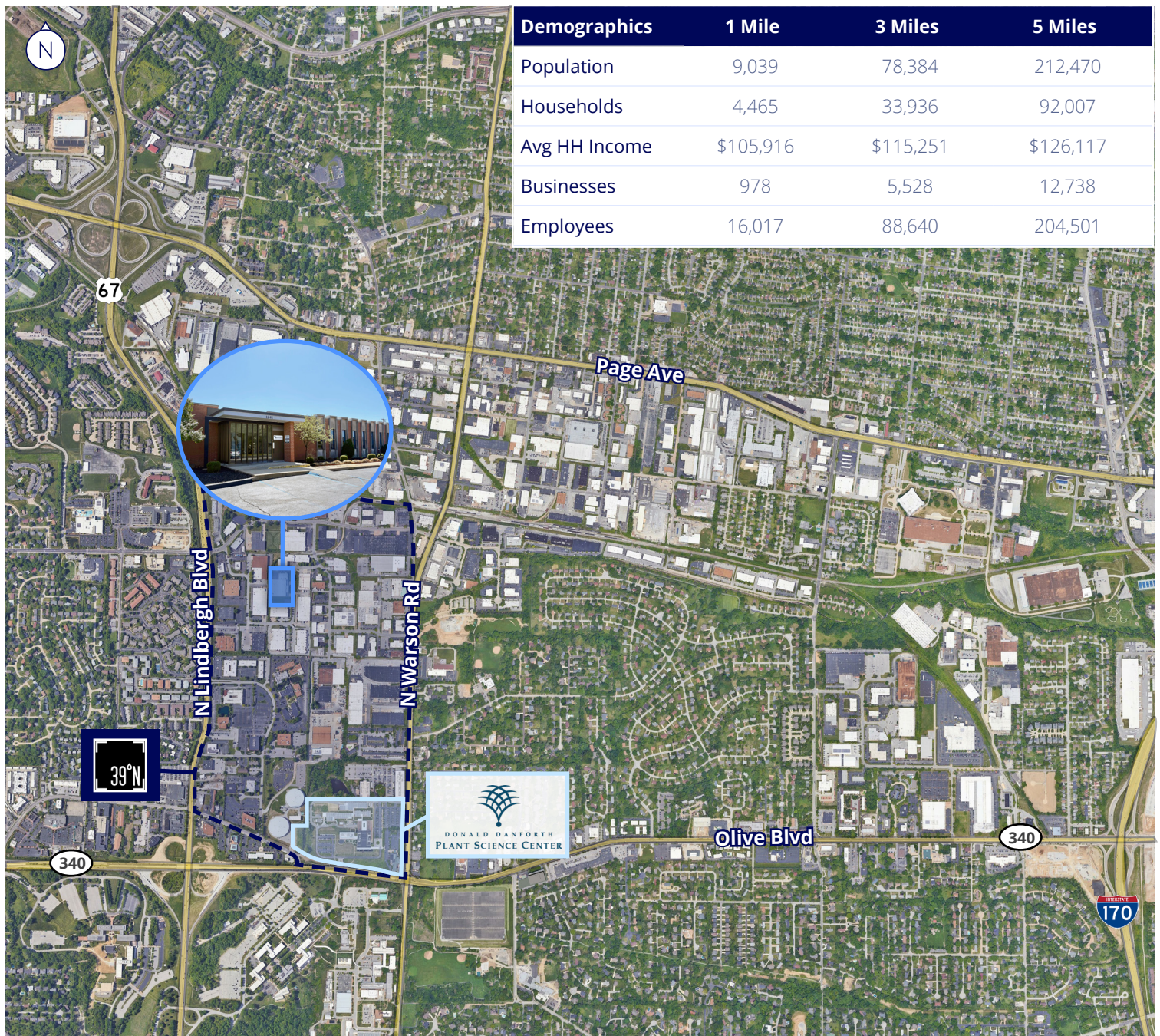


**CONFERENCE
ROOM**



**DEDICATED
SHOWROOM**

LOCATION



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