

# FOR SALE - 160,000 sf / 1.65 acres

OPPORTUNITY ZONE - PRIME DEVELOPMENT OPPORTUNITY

**BLACKLINE**  
REAL ESTATE

314-391-8900

## 2000-2020 N. BROADWAY BLVD., ST. LOUIS, MO 63102



ZONED K -  
UNRESTRICTED

CREATIVE OFFICE  
LIGHT MANUFACTURING  
WAREHOUSE  
STORAGE  
INDUSTRIAL  
BREWERY / DISTILLERY  
FLEX / R&D

100+ car parking  
multiple loading docks  
freight & passenger elevators  
access to hwy 70, 44, 64/40  
1 mile from downtown

### BUILDING / SITE FEATURES:

- 160,000 SF
- 12' - 20' ceilings
- heavy power available
- 30,000sf floor plates
- concrete or wood floors
- exposed brick
- river / arch views
- branding opportunities



LOCATED WITHIN A

FEDERAL OPPORTUNITY ZONE,  
ENHANCED ENTERPRISE ZONE,  
& EMPOWERMENT ZONE

NEW MARKET &  
HISTORIC TAX CREDITS  
AVAILABLE

# SALE PRICE - \$1,195,000

LOCATED JUST 1 MILE FROM DOWNTOWN WITH DIRECT HIGHWAY ACCESS JUST OFF THE STAN MUSIAL BRIDGE. THIS BUILDING WILL REDEFINE THE NORTH BROADWAY CORRIDOR AND PROVIDE A UNIQUE OPPORTUNITY FOR BRANDING, ACCESS, AND SPACE.

FOR MORE INFORMATION, CONTACT MICHAEL SCHWARTZ - 314.391-8900 OR BY EMAIL AT [MSCHWARTZ@BLACKLINESTL.COM](mailto:MSCHWARTZ@BLACKLINESTL.COM)