

FOR SALE

6062 Lemay Ferry Rd. St. Louis, MO 63125



7,428 sq ft, .55 acres

\$1,600,000



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Jim Von Der Haar

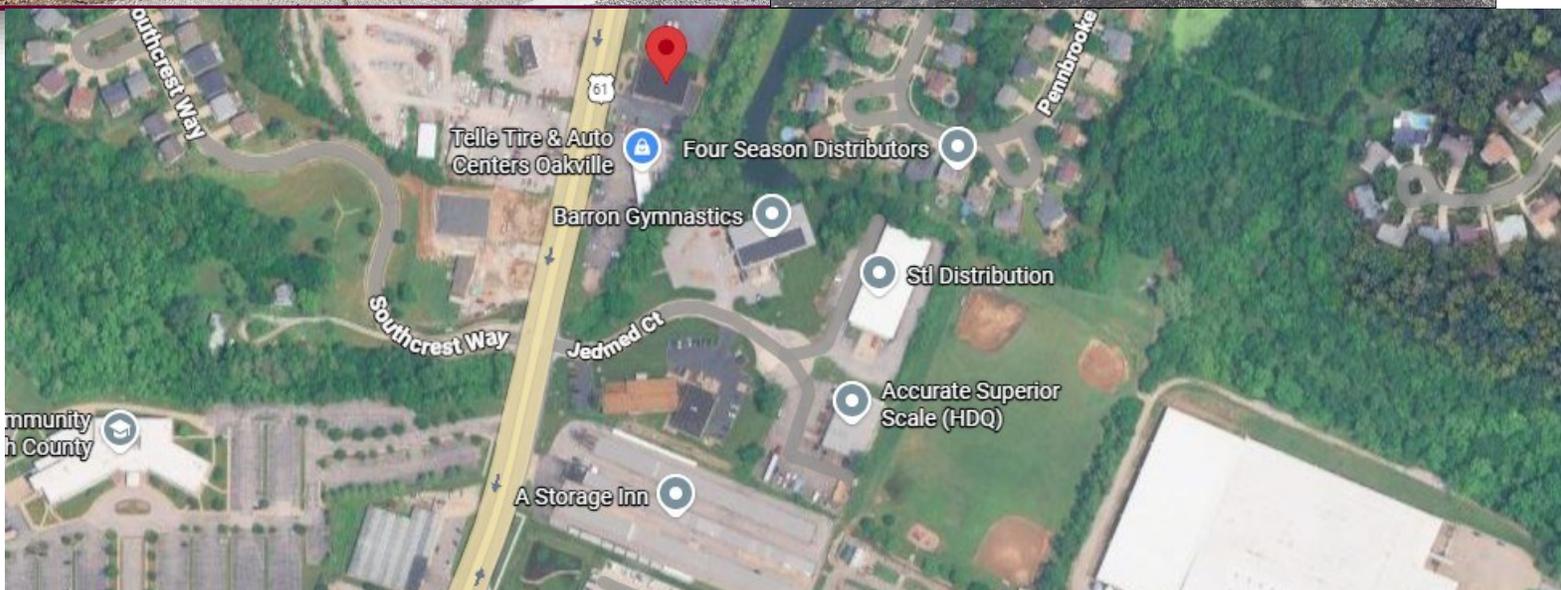
 314-494-8874

 JVonDerHaar@BHHSselectSTL.com

This information has been obtained from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy.

Property Features

Located on Lemay Ferry Rd close to Baumgartner, minutes from I-55.



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Property Features

Reception area



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Property Features

Multiple office spaces



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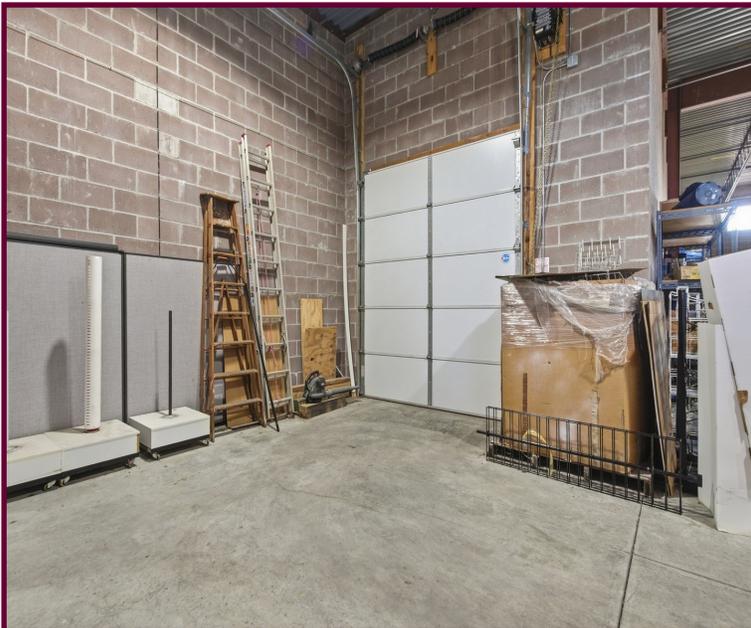
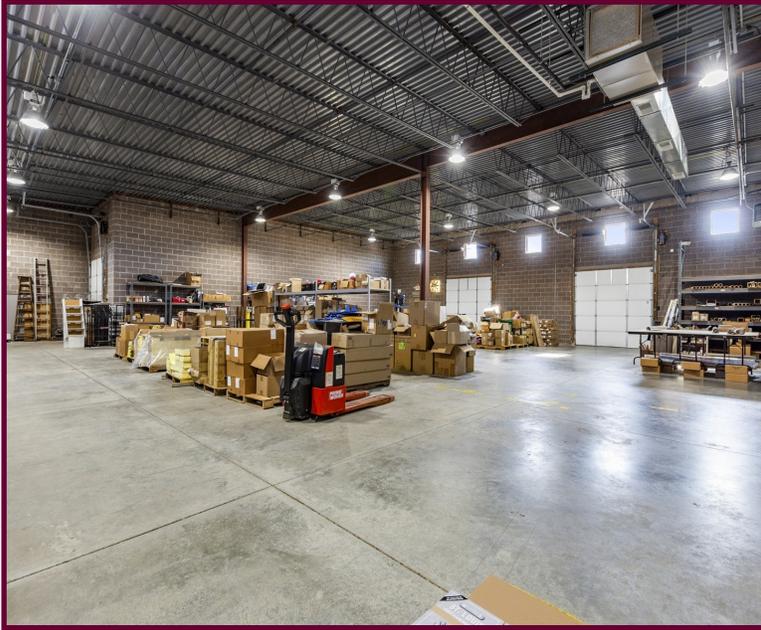
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Property Features

Warehouse area, 5,000 sf, with two 10'x10' drive-in doors, one 10'x8' dock door. Clear height of 14' to 15'.



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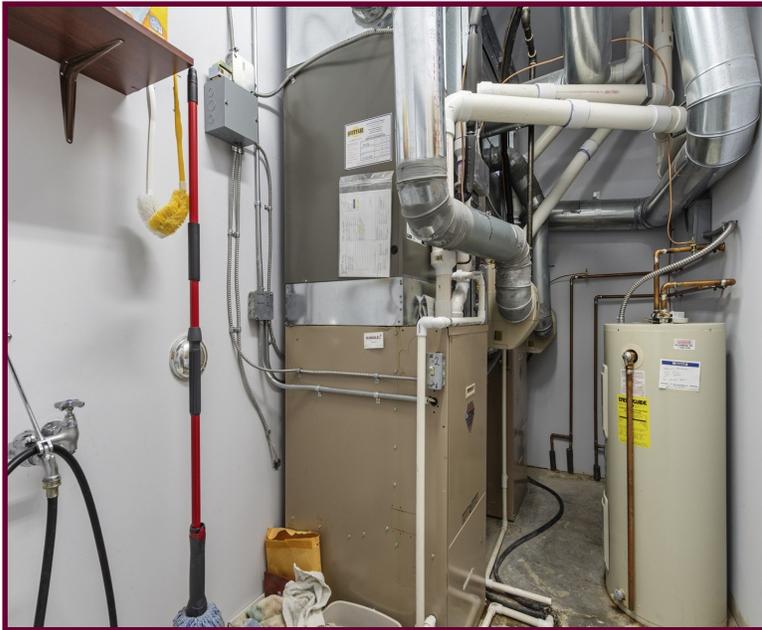
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Property Features

One mechanical room, work room, electric panel (3-phase 250 amps), 2 new HVAC's units servicing office.



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Property Features

Exterior of building, large paved parking lot.



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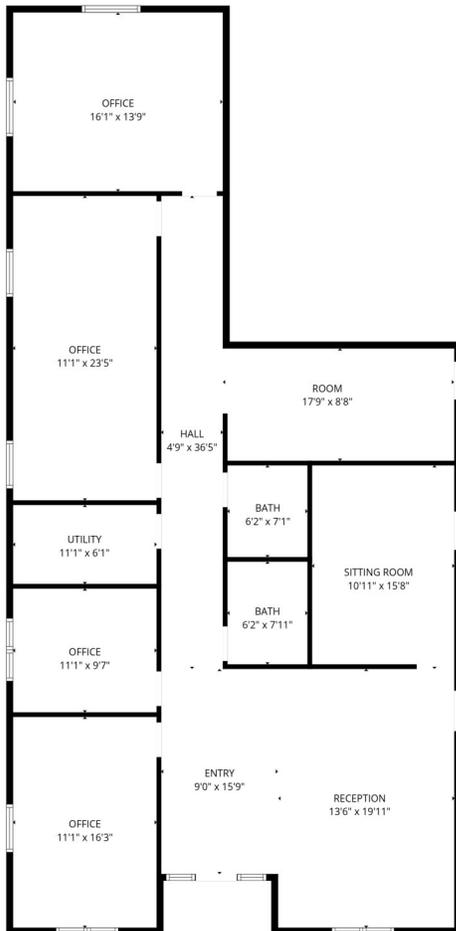
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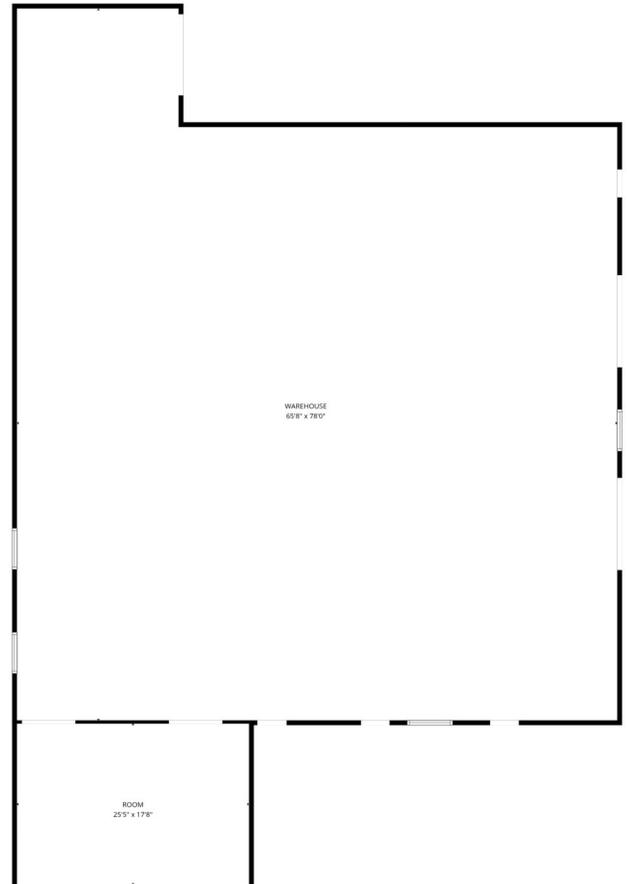
Floor plan

Roof is in great condition per certified inspector.

Office—2,400 sf; Warehouse—5,000 sf



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 0 sq. ft
1st floor: 0 sq. ft

EXCLUDED AREAS: ROOM: 458 sq. ft, WAREHOUSE: 4502 sq. ft, WALLS: 162 sq. ft

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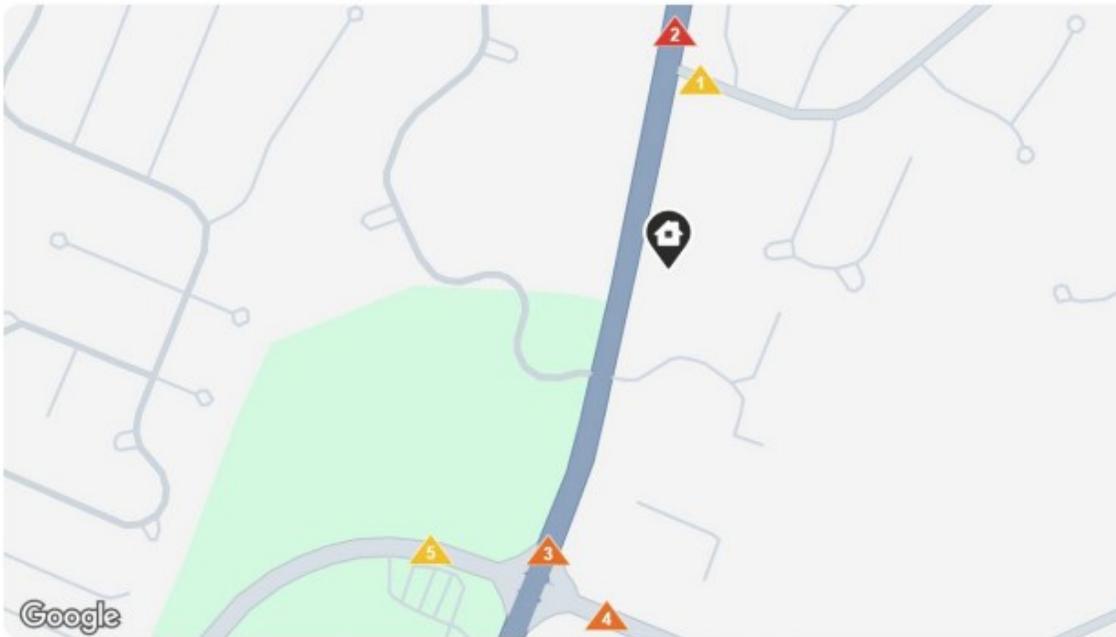
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Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ 1 3,717	▲ 2 15,619	▲ 3 7,281	▲ 4 13,374	▲ 5 3,715
Lemay Woods Dr	Lemay Ferry Rd	Lemay Ferry Road	Baumgartner Road	Meramec Bottom Road
2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts
Cross: Lemay Ferry Rd Cross Dir: NW Distance: 0.02 miles	Cross: Lemay Woods Dr Cross Dir: S Distance: 0.03 miles	Cross: Lemay Ferry Road Cross Dir: NW Distance: 0.01 miles	Cross: Lemay Ferry Rd Cross Dir: NW Distance: 0.02 miles	Cross: Lemay Ferry Rd Cross Dir: S Distance: 0.26 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type
2010 ▲ 3,710 AWDT	2013 ▲ 14,421 AADT	2023 ▲ 7,303 AADT	2024 ▲ 5,427 AADT	2018 ▲ 3,828 AADT
2006 ▲ 4,130 AWDT	2012 ▲ 14,421 AADT		2018 ▲ 12,900 AWDT	
2003 ▲ 4,180 AWDT	2011 ▲ 19,261 AADT		2010 ▲ 16,070 AWDT	
2001 ▲ 3,960 AWDT	1997 ▲ 22,153 ADT		2005 ▲ 18,400 AWDT	
1997 ▲ 3,440 AWDT			2001 ▲ 15,440 AWDT	

AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



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