



**INDUSTRIAL
PROPERTY FOR
SALE**

8122 REILLY AVENUE

**8122 REILLY AVENUE
ST. LOUIS, MO 63111**



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

BEN GRUENDER

314.931.0635

BGRUENDER@SALIENTREALTYGROUP.COM
ASSOCIATE

TYLER ALMS

314.451.7897

TALMS@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



+/- 50,000 sf
warehouse

7 docks
3 drive ins

2.41 ac w/
outside storage

for sale

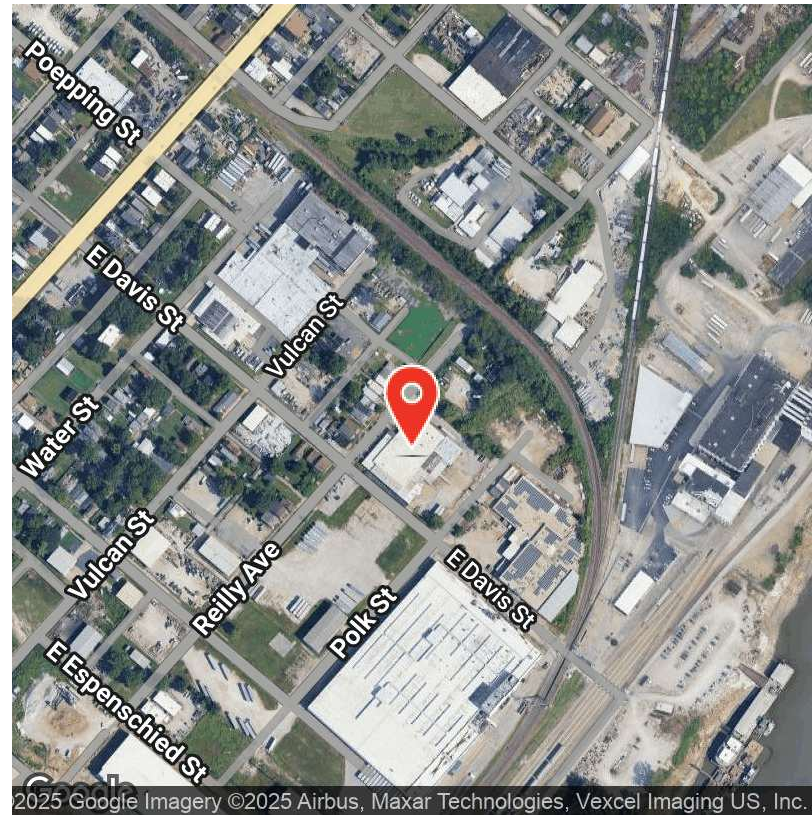
8122 reilly ave
st. louis, mo 63111

PROPERTY HIGHLIGHTS

- Owner-User Opportunity
- Ideal for Manufacturing or Distribution
- +/- 50,000 SF Building
- +/- 2.41 Acres with Abundant Fenced Outside Storage
- Approximately 1 Mile from Hwy I-55
- 13.5 - 17.5' Clear Heights | Varies throughout
- 7 Docks w/ Levelers | 2 Drive-In Doors | 1 Oversized Drive-In
- Heavy Power | 480 V

OFFERING SUMMARY

Sale Price:	Contact Broker for Pricing
Lot Size:	+/- 2.41 Acres
Building Size:	+/- 50,000 SF
Clear Heights Warehouse:	Varies 13.5-17.5'



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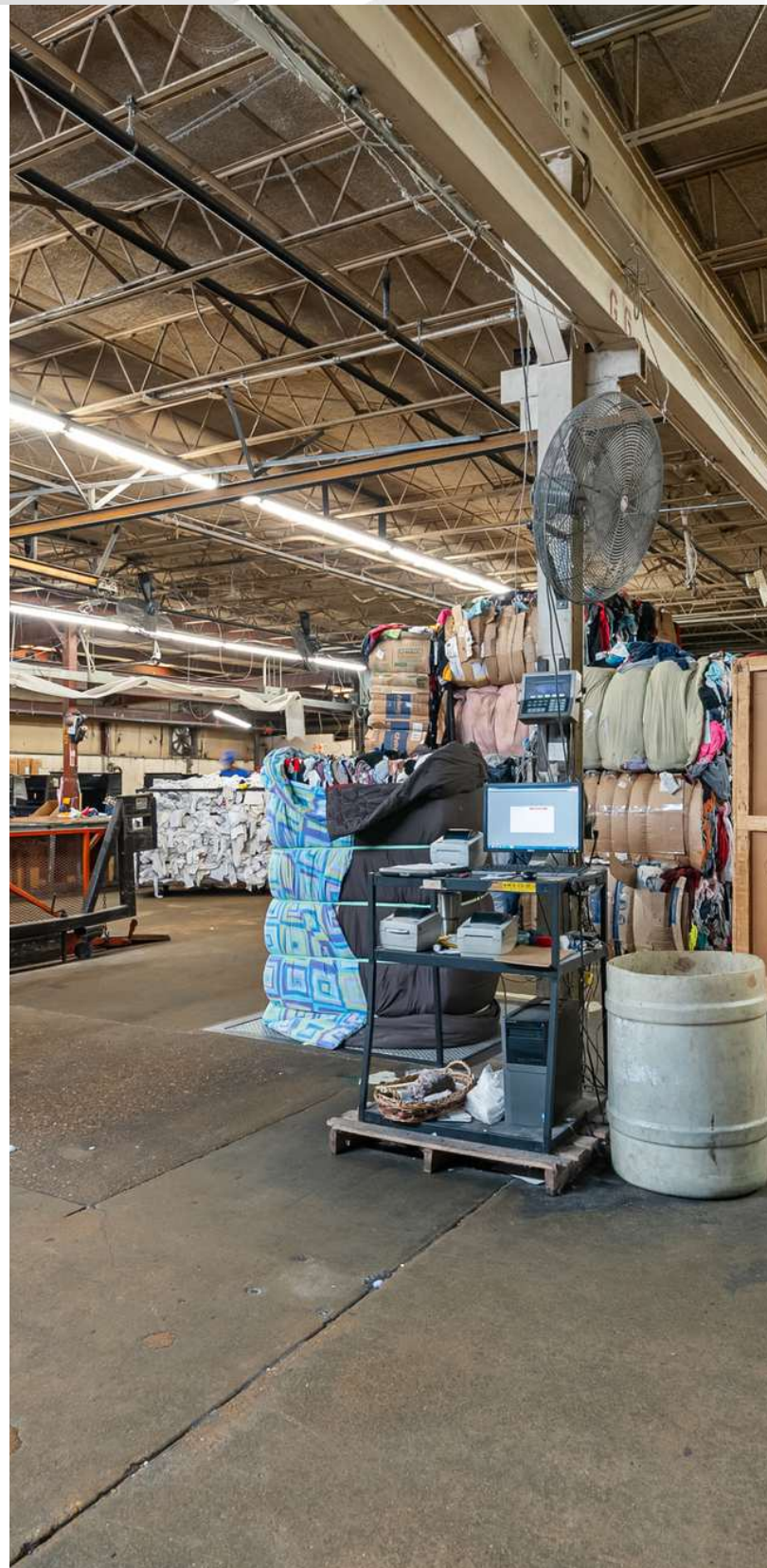
Building Name	8122 Reilly Avenue
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Building Size	+/- 50,000 SF
Warehouse SF	+/- 46,000 SF
Office SF	+/- 4,000 SF
Lot Size	+/- 2.41 Acres
Year Built	1964
Parking Spaces	35
Roof	TPO / Metal
Ceiling Height	18.5'
Clear Heights Warehouse	13.5-17.5'
Dock Doors	7
Drive-In Doors	2
Oversized Drive-In	1 13' Clear
Truck Scales	3
Power	480V

Salient Realty Group is pleased to offer 8122 Reilly Avenue in St. Louis, MO, a fantastic owner-user opportunity in a great location. The property totals approximately 50,000 SF (92% Warehouse | 8% Office) on +/- 2.41 Acres.

The expansive lot offers plenty of space for outside storage. Likewise, the 7 Dock Doors, 2 Drive-In Doors & 1 Oversized Drive-In Door (13' Clear) suit the needs of large distribution or warehouse user. Additionally, the warehouse has large column spacing which allows for great accessibility. The Clear Heights vary throughout the warehouse from 13.5 - 17.5', providing extensive space for loading and storage. Moreover, with 480V, there is more than adequate power to accommodate manufacturers needs.

Further, the property contains +/- 4,000 SF of office space, consisting of multiple private offices and a break-room with a kitchenette. The office space is climate controlled & serviced by three condensers. The warehouse is only heated with gas fired heaters. There is abundant off-street parking, approximately 35 spaces in total.

Please reach out to brokers for additional information!



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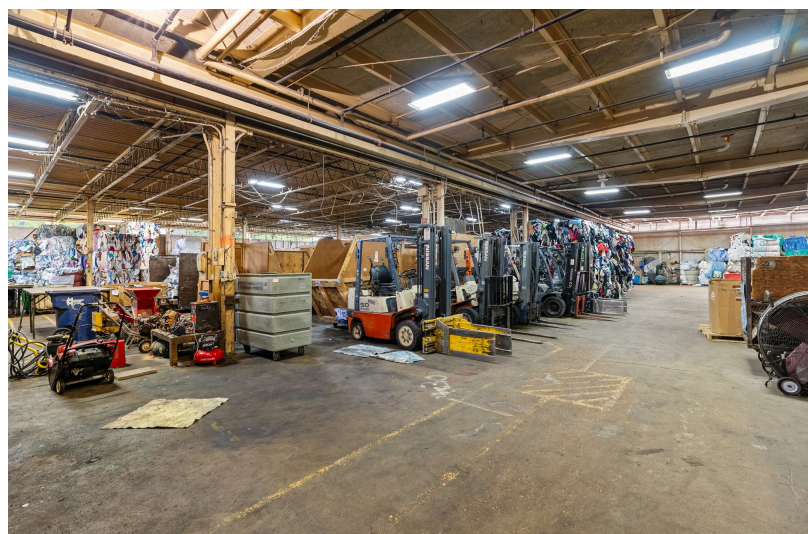
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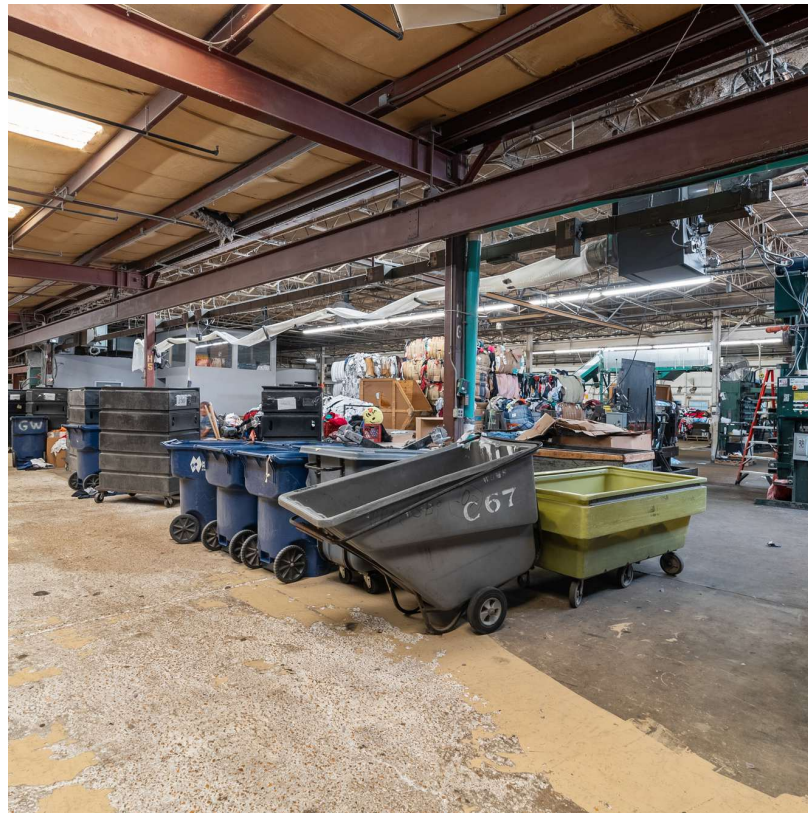
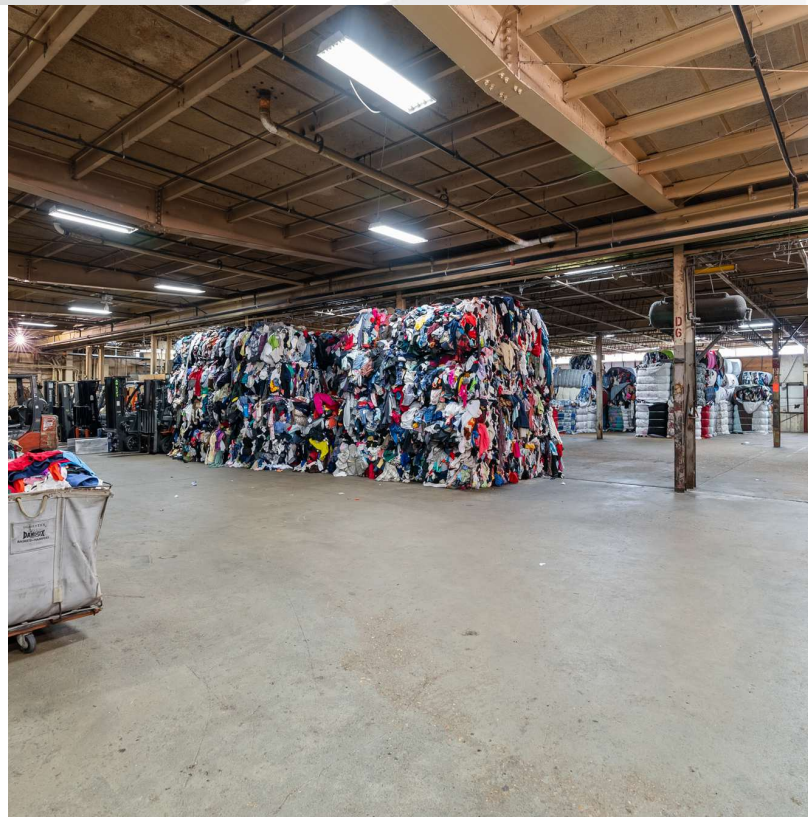
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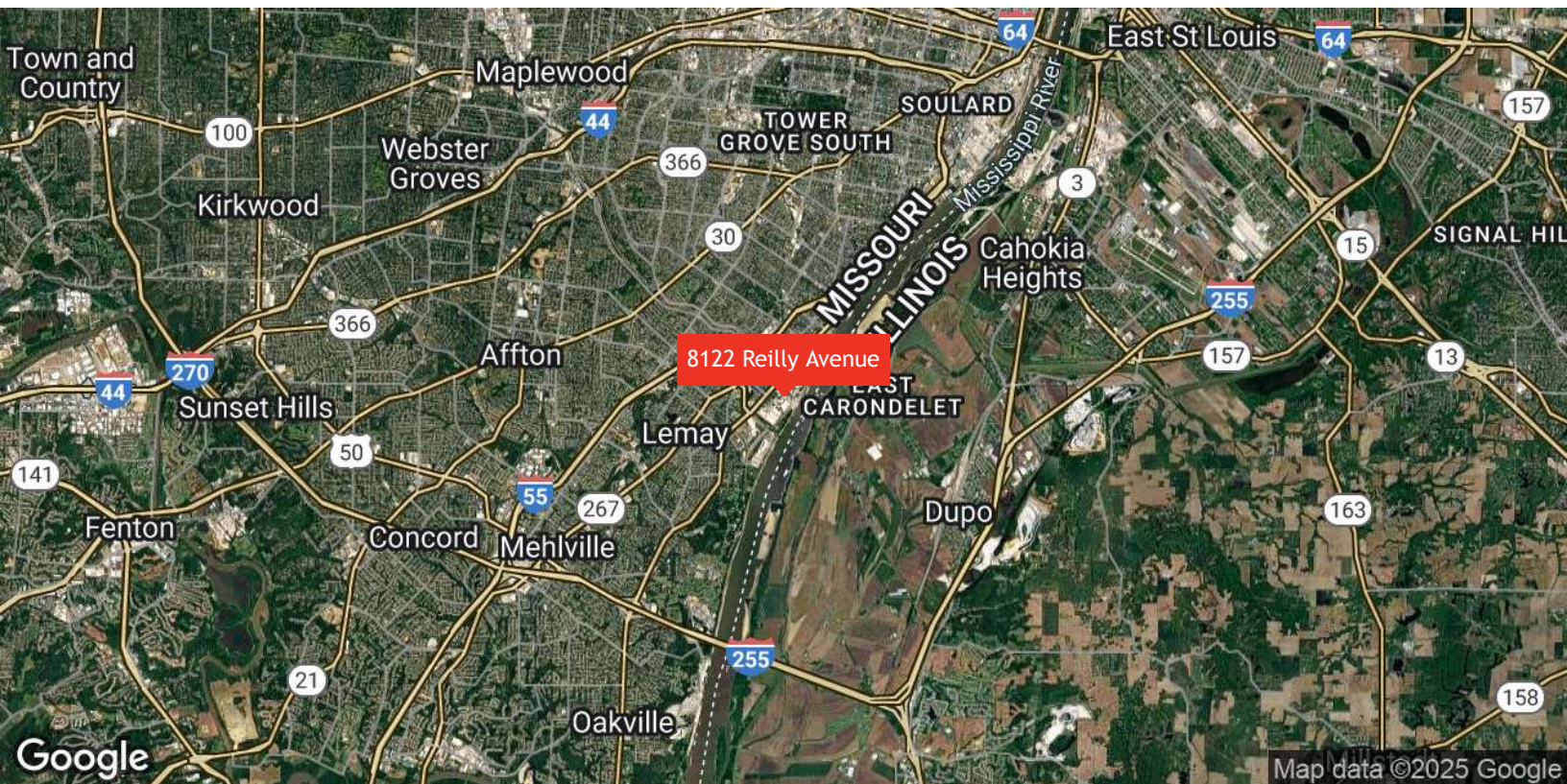
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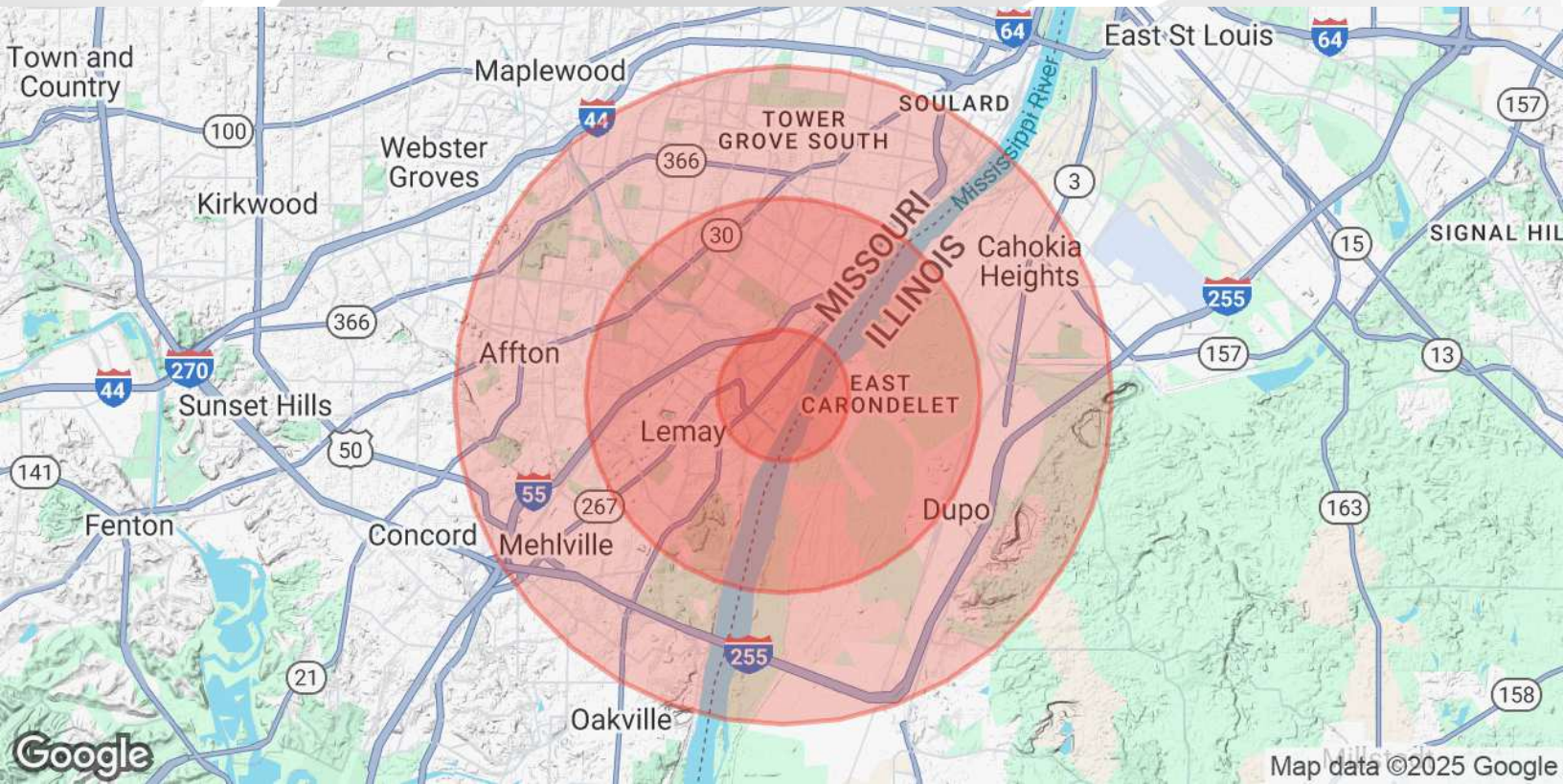
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,154	75,819	227,365
Average Age	39	41	41
Average Age (Male)	39	40	40
Average Age (Female)	39	42	42

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,227	33,502	104,766
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$67,619	\$72,070	\$81,967
Average House Value	\$115,565	\$178,184	\$225,747

Demographics data derived from AlphaMap



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