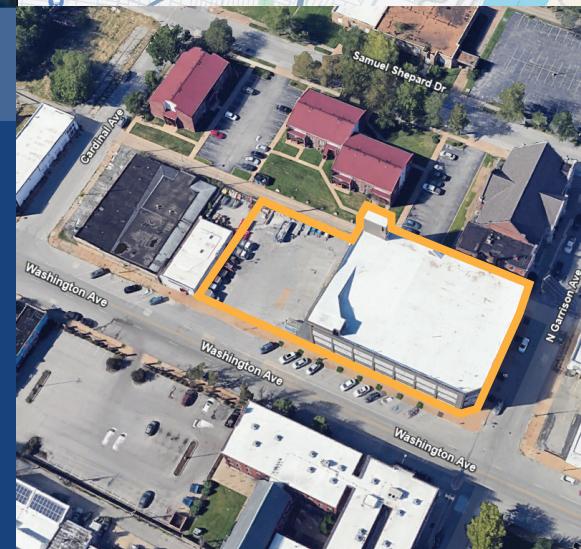
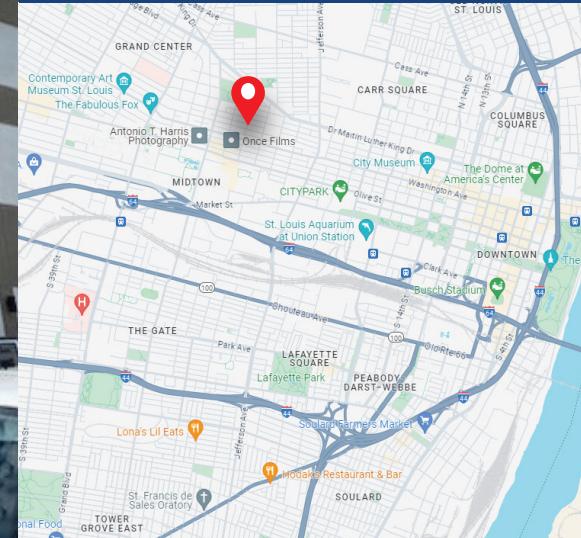


PRICE
REDUCTION



FOR SALE

MIDTOWN WAREHOUSE



3001 Washington Blvd., St. Louis, MO 63103

PROPERTY HIGHLIGHTS

- 62,154 SF Renovated Three Story Warehouse
- 20,000± SF Floorplates
- 5,000± SF Modern Office Space w/A/C
- Modern Design Exterior Cladding
- 13' Average Clear Height
- Large Freight Elevator & Vehicle Ramp
- Fenced/Lighted Parking and Outdoor Storage
- Three Phase Electric
- LED Lighting Throughout
- 50 PSF Live Loads
- Fully Sprinkled Building
- 4 Dock High Doors
- 4 Drive in Doors
- New TPO Roof
- Office FF&E Available
- **Sale Price: ~~\$3,250,000~~
\$2,995,000**



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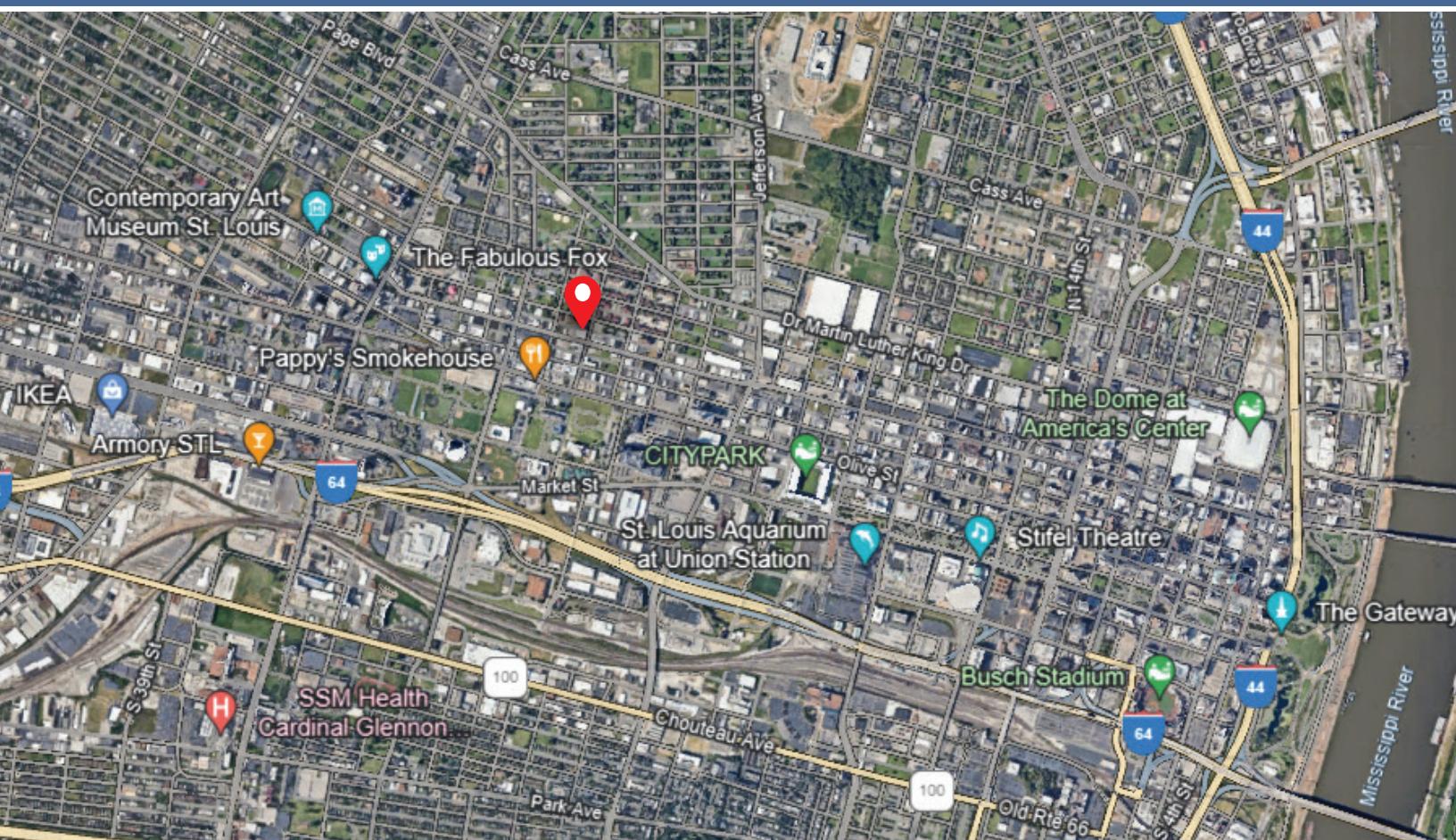


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