

±21,075 SF Industrial in South St. Louis Office/Warehouse/Maintenance Facility

3242 S. Kingshighway Blvd
St. Louis, MO 63139
www.cbre.com/stlouis

Excellent South City Location with Convenient Access to I-44



Property Features

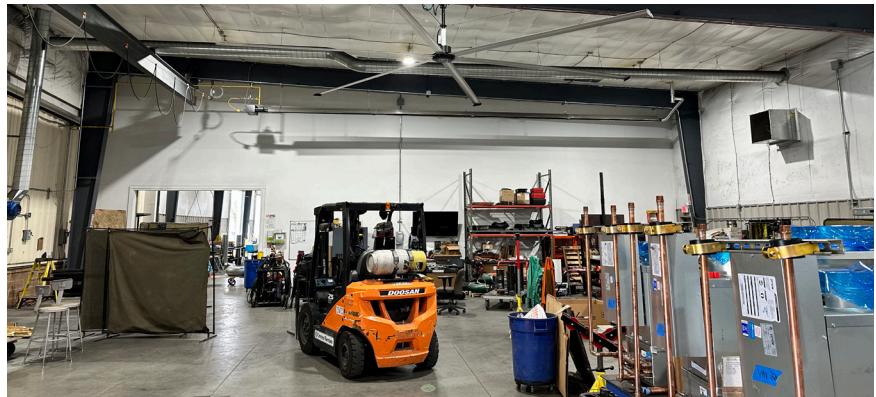
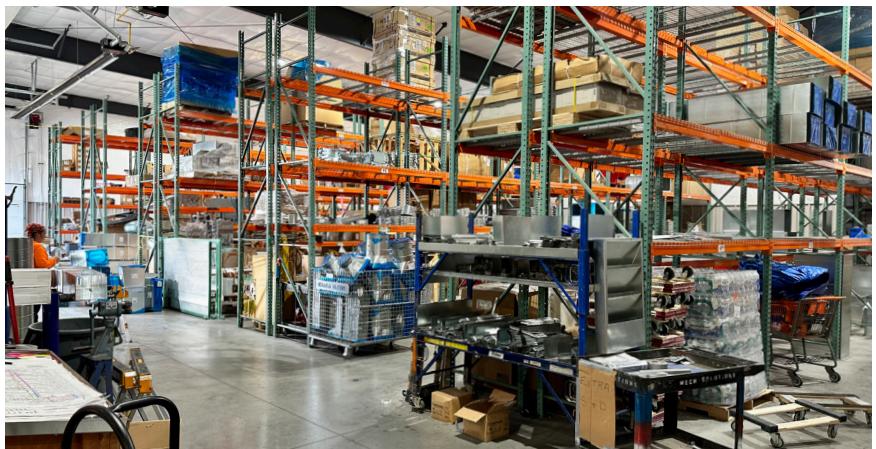
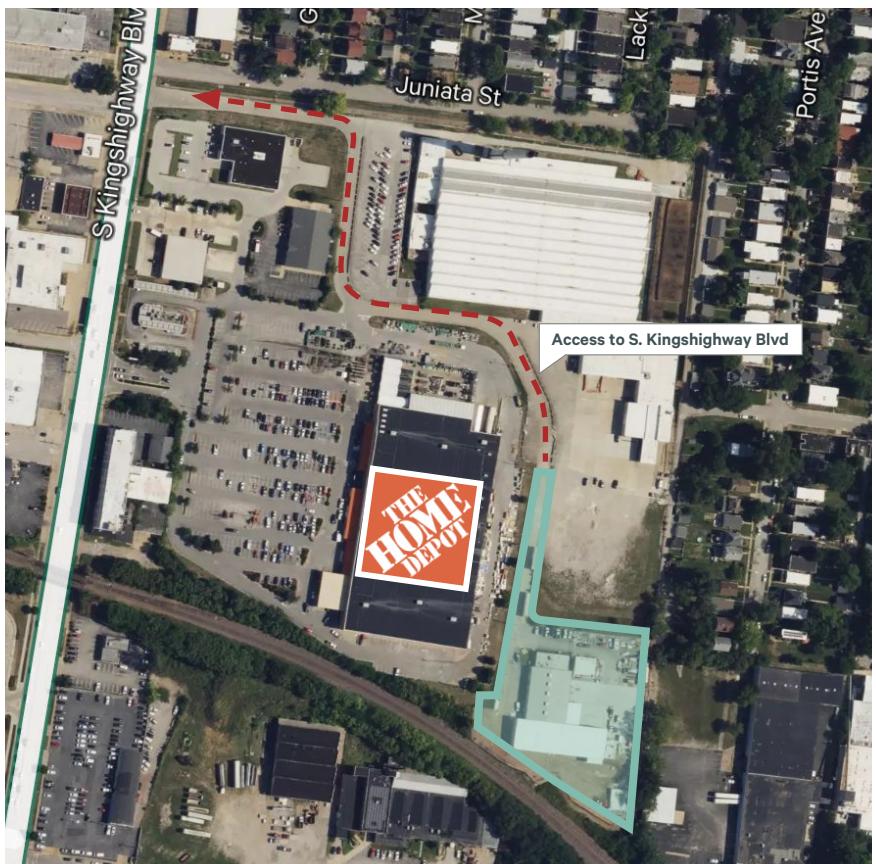
- + ±21,075 SF office/warehouse/maintenance facility
- + ±4,500 SF office (5 offices with private restroom & shower)
- + 2.75 acre paved and secure lot with electrified security fencing, automatic gate access, and exterior pole lights
- + Outside storage permitted – Zoned K, Unrestricted in the City of St. Louis
- + 5 drive-in doors (12'w x 14'h)
- + 1 dock, 1 dock platform
- + 800 Amp 277/480 Volt, 3 Phase electric
- + Radiant and gas fired warehouse heat
- + (1) HVLS fan
- + Compressed air lines in place
- + Ideally suited for vehicle maintenance, general contracting, and warehousing
- + Well located in South St. Louis City behind Home Depot with convenient access to I-44 & I-64.
- + Sale price: **\$2,400,000**
- + Lease rate: **Contact Broker**

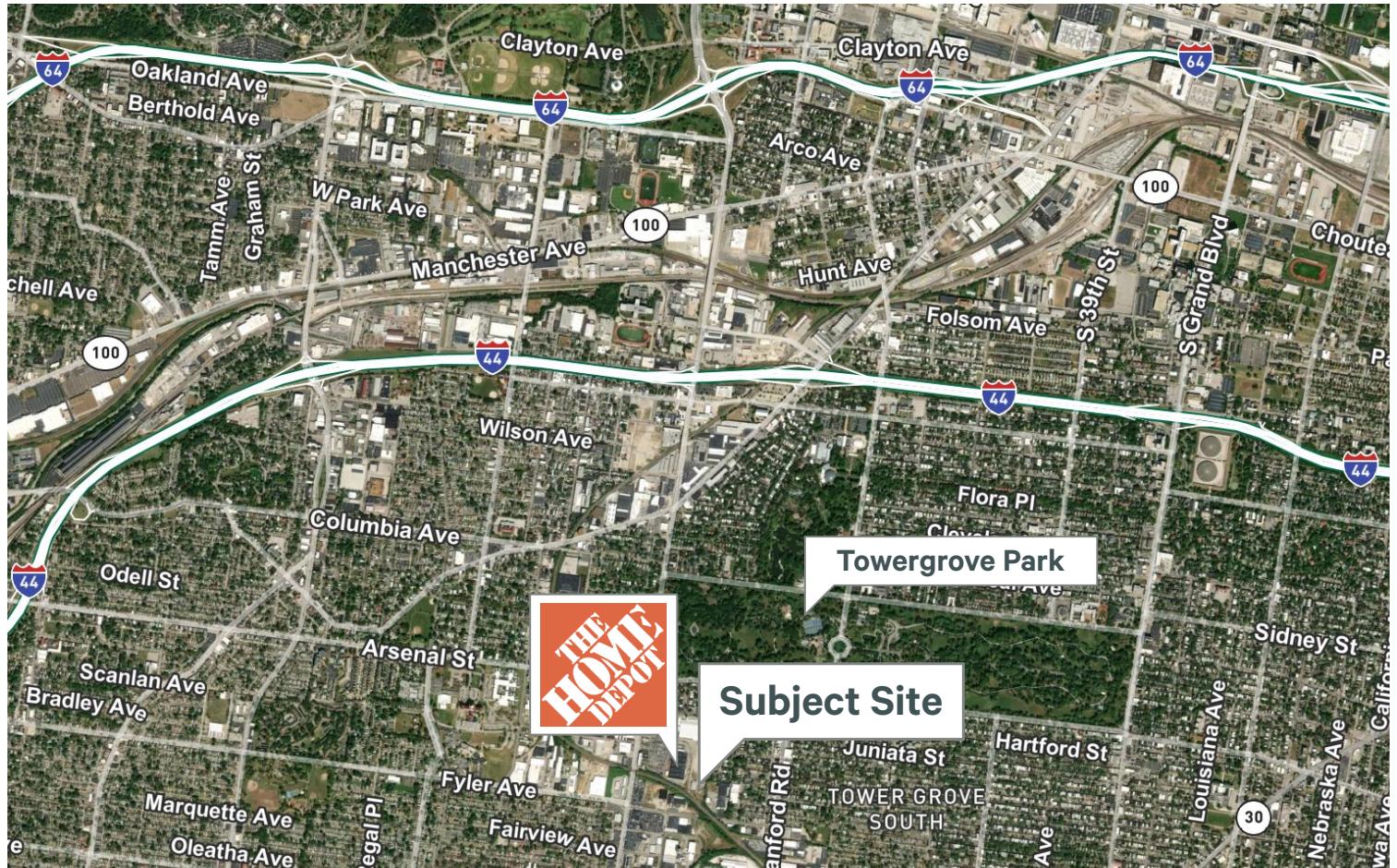
Original Building Expansion Area

Total SF	$\pm 10,275$ SF	$\pm 10,800$ SF
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Year Built	2000	2022
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Clear Height	14' - 15'7"	20'
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Contact Us

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