

FOR SALE: 70,000± SF Office/ Warehouse Building on 3+ Acres

3545 Scarlet Oak Blvd.
(Tree Court Industrial Park)
St. Louis, MO 63122



For Sale

Sale Price
\$5,750,000.00

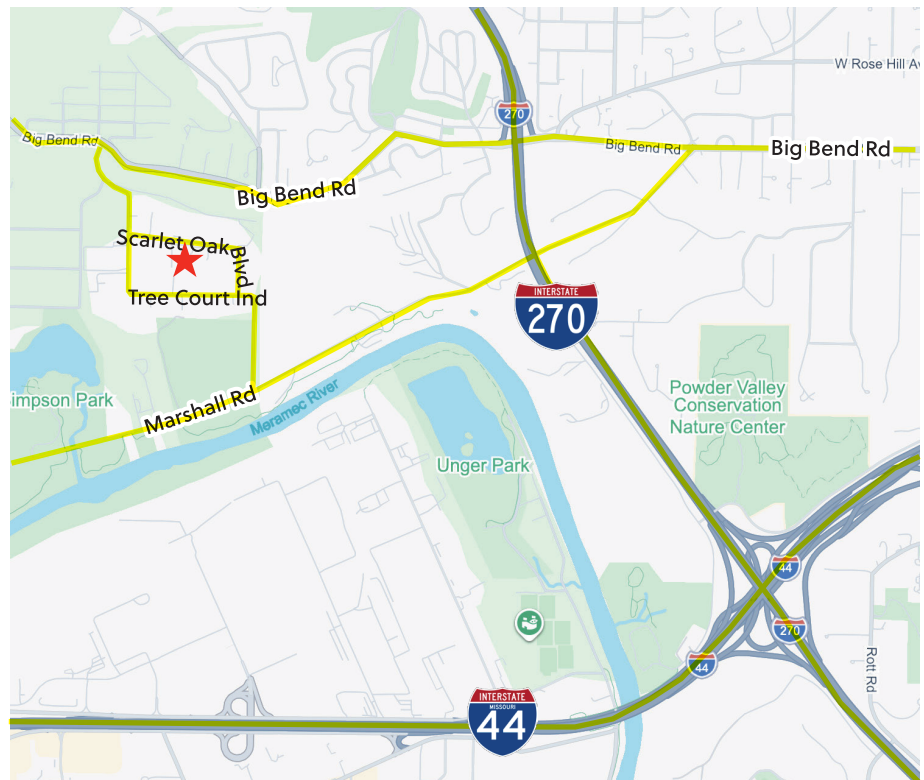
Features

- 3± Acre Site
- Newer 5,000± SF Office
- Eleven (11) Docks
- One (1) Drive-in Door
- Heavy Power
 - 3000A, 480V, 3-Phase, 3-Wire
- 18' Clear Height
- Newer Roof - *transferable warranty*
- Recently upgraded asphalt parking lot (*full replacement*)
- Out of Flood Zone
- Building occupied through 12/26

Contact

Paul Redel
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Hal C. Ball, SIOR
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Hilliker Corporation | www.hillikercorp.com | **314-781-0001**
1401 S. Brentwood Blvd, Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

Individual Membership in the Society of Industrial and Office Realtors. 

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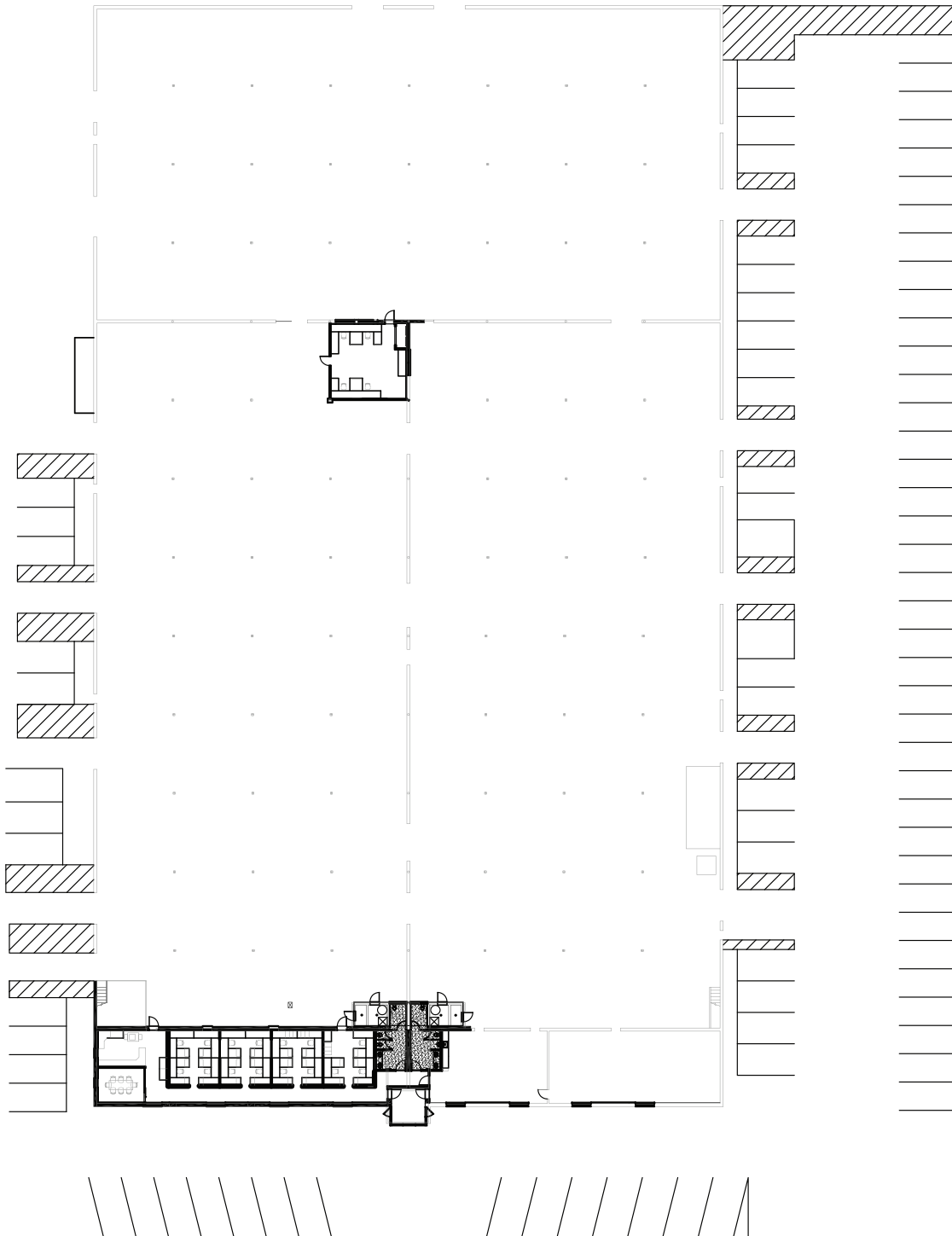
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