



#### Asking Price:

**\$1,289,000**  
(\$85.00 PSF)

#### CONTACT US

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#### Colliers

101 South Hanley Road  
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St. Louis, MO 63105  
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#### FOR SALE

## 8822 Frost Avenue St. Louis, MO 63134

#### Highlights

- 15,150 square-foot building
- 1.01 acres
- Approximately 1,000 SF office
- 20' clear ceiling height
- 3 docks
- New roof in 2021 (tear off and replace with .60 mil Firestone TPO)
- New LED warehouse lighting in 2024
- Potential for outside storage or expanded parking



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## LOCATION

Strategically situated near I-170 and just minutes from I-70 and St. Louis Lambert International Airport, this property offers unparalleled accessibility. The building also is visible from I-170, making it an ideal choice for businesses seeking exposure and convenience.



| Demographics | Population | Households | Avg HH Income | Businesses | Employees |
|--------------|------------|------------|---------------|------------|-----------|
| 1 Miles      | 6,074      | 2,388      | \$60,676      | 192        | 3,521     |
| 3 Miles      | 72,948     | 30,497     | \$73,769      | 2,501      | 41,301    |
| 5 Miles      | 217,956    | 90,308     | \$76,617      | 6,074      | 72,948    |

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