

A V A I L A B L E

4401 RIDGEWOOD

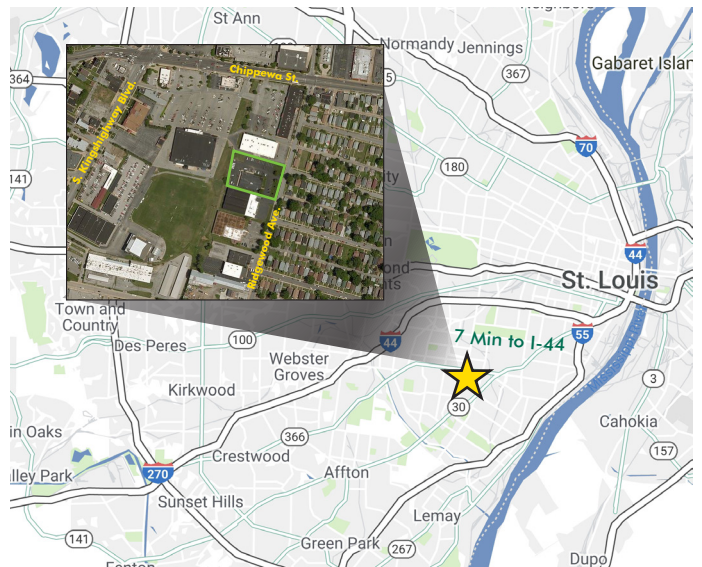
4401 Ridgewood Ave. / St. Louis, MO 63116



PROPERTY HIGHLIGHTS

- 11,700 SF Flex Building on 1.6 Acres
- Approximately 9,200 SF of office, 2,500 SF of warehouse (Warehouse SF can be increased)
- Twelve (12) private offices, multiple conference rooms and open work areas to accommodate +/- 15 people
- Large kitchen/cafe break room
- One (1) loading dock in warehouse portion
- ADA compliant restrooms
- 53 total parking spaces (4.5/1,000), can be expanded on-site to 89 parking spaces (1.76/1,000) - portion of parking is fenced
- 12' Clear height
- **LEASE RATE: \$10.00/SF NNN**
- **SALE PRICE: \$940,000.00**

MAP



PROPERTY

FUTURE MARKET RATE APARTMENT & RETAIL DEVELOPMENT

Burlington **BIG LOTS!**
 cost factory

McDonald's **DOLLAR GENERAL** **7 ELEVEN**

REGIONS **White Castle**

UNITED STATES POSTAL SERVICE

meineke car care center
jiffylube

metro by starbucks



HARBOR FREIGHT TOOLS
Quality Tools at Remarkably Low Prices

planet fitness

jubilee church

SUBWAY

cricket wireless

BMO Harris Bank

HOOK & REEL
CRAB SEAFOOD & BAR

Jack in the box

Chippewa St.

16,367 VPD

PETSMART **Office DEPOT**

Foot Locker **GameStop** **Little Caesars**

verizon **H&R BLOCK**

32,585 VPD

DOLLAR TREE

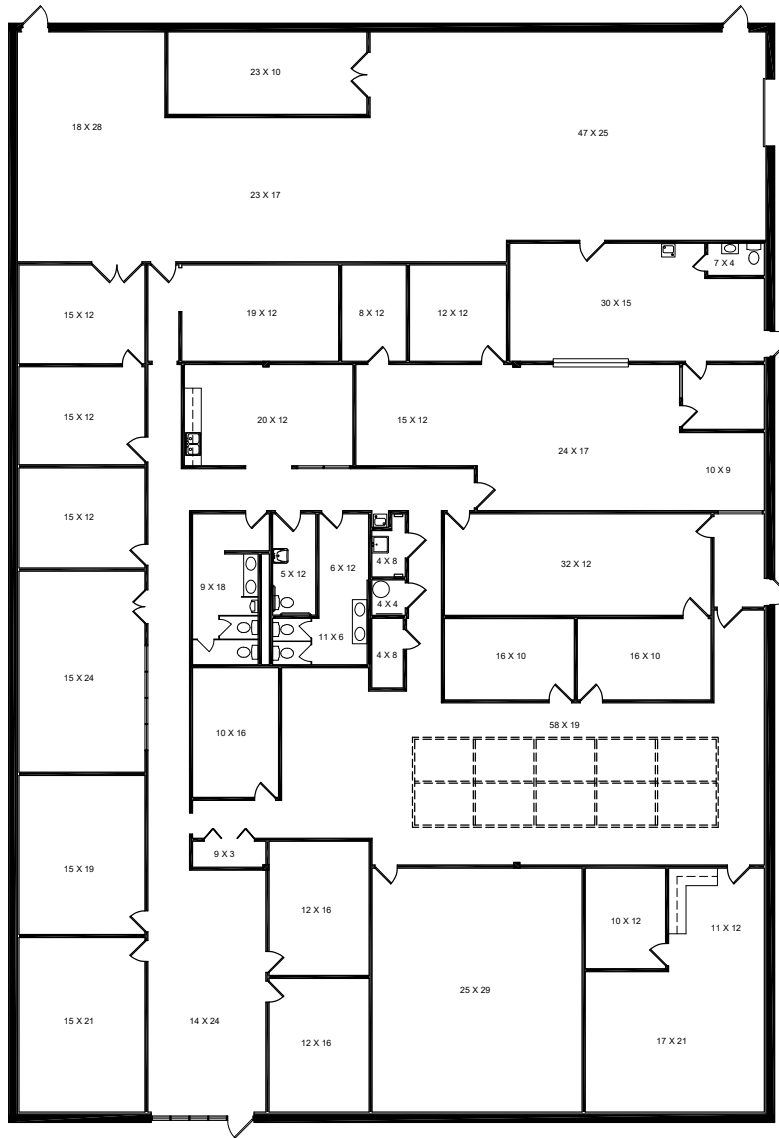
AutoZone

Sprint

MIDAS



FLOOR PLAN



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