

FOR SALE

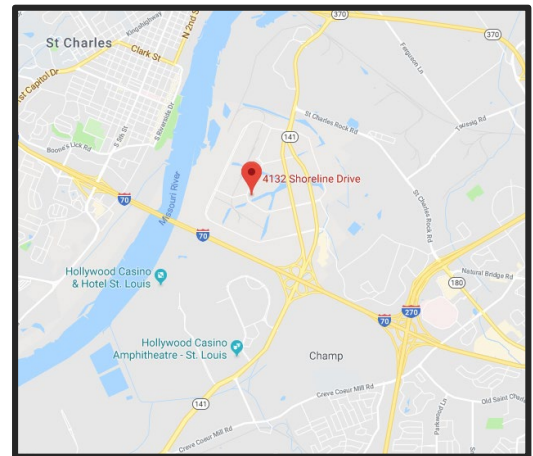
Office/Warehouse Building



\$2,099,000 (\$63.30/S.F.) | 33,160 S.F.

4132 Shoreline Drive Earth City, MO 63045

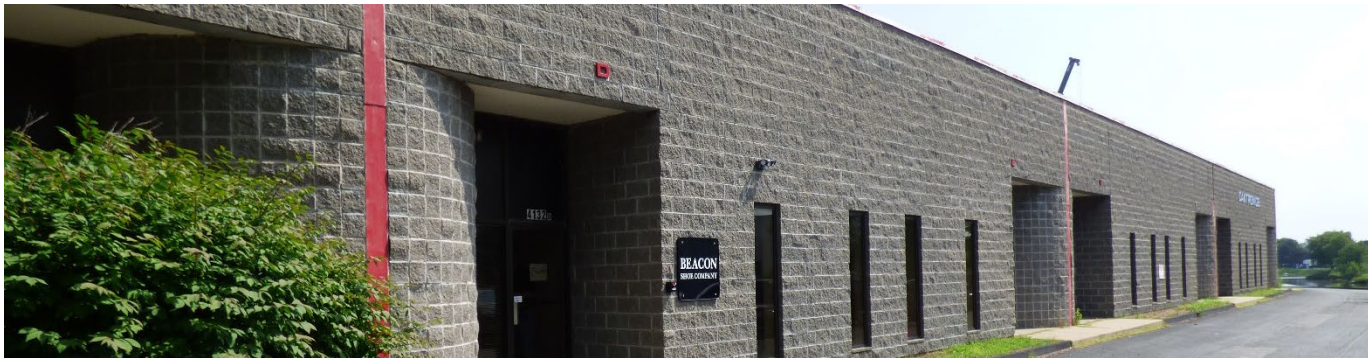
- 100% Occupied, Stabilized Investment Opportunity
- Quality Tenant Mix
- 3 Acre Parcel



For more information on this property, please contact:
James Van Iseghem III | (314) 647-6611 | Jimmy@ManorRealEstate.com
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

FOR SALE

Office/Warehouse Building



\$2,099,000 (\$63.30/S.F.) | 33,160 SQUARE FEET

- Earth City Multi-Tenant Office/Warehouse Building
- Architectural CMU Block Construction
- 16' Clearance in Warehouse
- Dock or Drive-In Loading for Each Suite
- Built in 1985
- Zoned "M3" Planned Industrial District
- 129,243 S.F. Parcel (2.97 Acres)
- Quiet Office/Warehouse Corridor
- Located ½ Mile from Earth City Expressway/MO-141
- Convenient Access to MO-141, I-70 and I-270

Ask Broker for Full Offering Memorandum



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