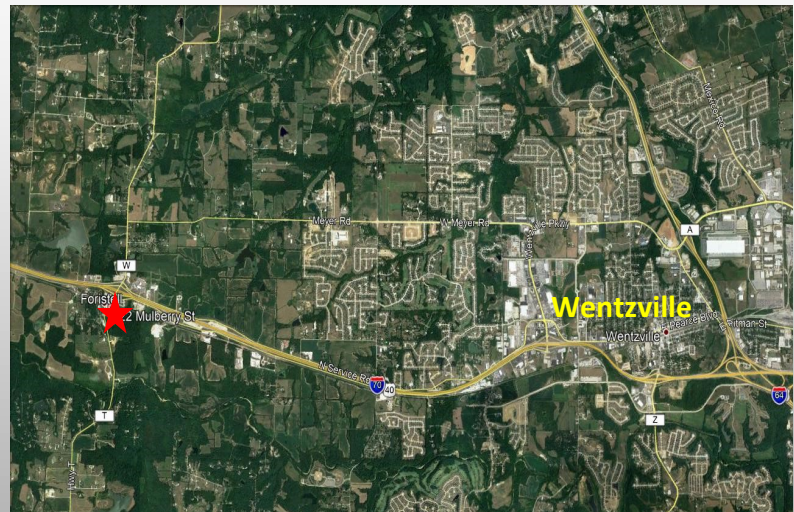




### **Industrial Warehouse**

- 14,800 s/f warehouse building
- Small office area (approximately 1,200 s/f)
- Situated on 2.5 acres
- Ceiling heights vary (12'-18')
- (3) Grade level drive in doors
- (2) Loading docks
- Fully heated/cooled with newer Trane systems throughout
- Located at Hwy 70 & Foristell exit and directly across from Foristell City Hall
- Potential Uses Include: Assembly, light manufacturing, distribution, contractor, church, fitness/athletic



**Asking Sales Price—\$685,000**  
**Asking Lease Rate—\$6,250 per month (Gross)**

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