



**SOUTH ST. LOUIS
INDUSTRIAL PROPERTY**

SCAN HERE!



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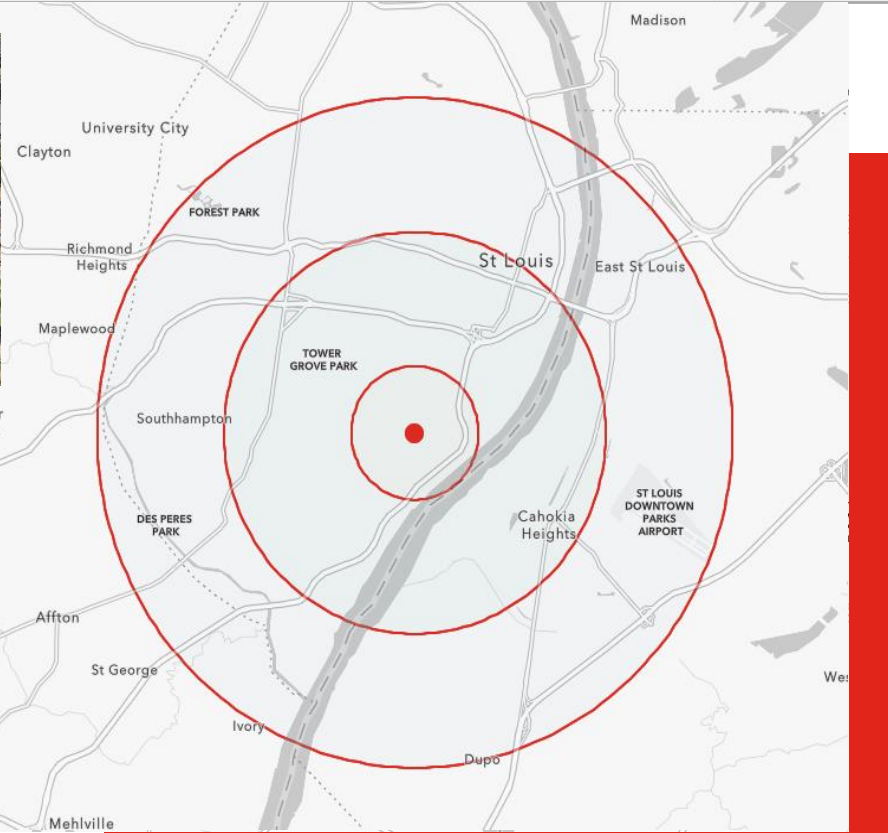
2711 MIAMI STREET
ST. LOUIS, MO 63118

75,999 S.F. | \$799,000 (\$10.51/S.F.)

PROPERTY INFORMATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	23,727	124,419	276,048
HOUSEHOLDS 	10,657	58,222	133,933
AVERAGE HH INCOME 	\$60,661	\$73,134	\$77,219



- 2 PARCELS CONSISTING OF A 75,999 S.F. INDUSTRIAL BUILDING & SEPARATE 16-CAR PARKING LOT
- IDEAL OPPORTUNITY FOR REDEVELOPMENT OR OWNER/USER SEEKING WAREHOUSING OR MANUFACTURING SPACE
- POTENTIAL FUTURE USES INCLUDE MULTI-FAMILY OR SELF-STORAGE CONVERSION
- MODERN 3000-AMP. 3-PHASE POWER ELECTRICAL SERVICE
- THREE 10,000LB HYDRAULIC FREIGHT ELEVATORS
- 3 DOCK-HIGH LOADING DOORS

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