

FOR SALE/LEASE

**PRICE
REDUCED!**



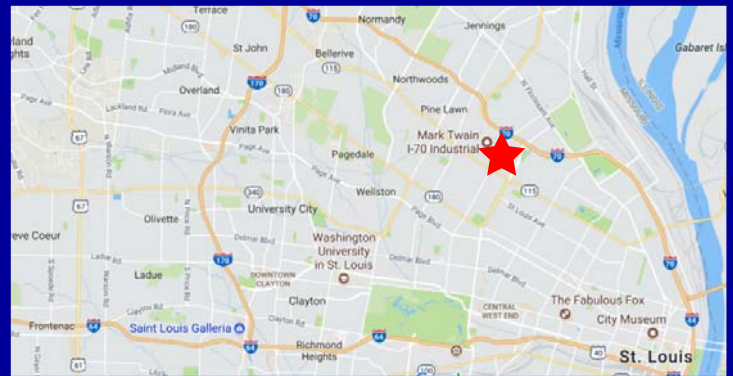
**4001 N. Kingshighway Boulevard
St. Louis, MO 63115**

Property Highlights:

- **±75,405 SF office and warehouse distribution center**
- **±5,000 SF primary front office space with separate entrance**
- **±3,100 SF back office mezzanine**
- **±4.67-acre site**
- **Ample surface parking with 40 parking spaces**
- **Dock-high access with 9 dock doors**
- **Two (2) ramped drive-in doors**
- **Minimal SF at 12' , majority at 21' clear ceiling heights**
- **Fully wet-sprinklered**
- **Fenced lot**
- **Zoned K - Unrestricted**
- **R.E. Taxes: 2016 \$50,821**
- **Extremely well-maintained facility located in North St. Louis City**
- **Excellent visibility**
- **Easy access to I-70**

**FOR SALE: ~~\$1,735,000~~
\$1,600,000**

**FOR LEASE: ~~\$2.75~~ \$2.50 psf,
NNN**



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