

FOR SALE/LEASE

**PRICE
REDUCED!**



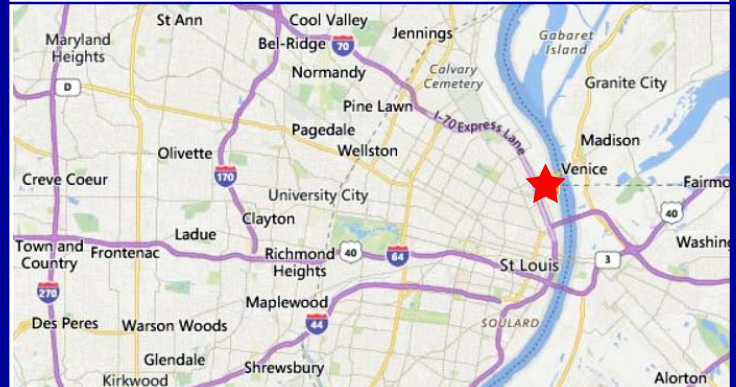
Property Highlights:

- **±20,167 sq. ft. commercial/condo HACCP Grade building**
- **±3,137 sf of office on the 2nd Floor with 8 private offices, break room, conference room, reception desk, and restrooms**
- **10' to 21' ceilings in warehouse**
- **11 dock doors in rear**
- **Floor drains**
- **3-phase electric**
- **Cooler and 1,500 sq. ft. freezer**
- **Natural gas back-up generator**
- **Parking for 68 cars and 16 trucks**
- **Perfect for food distributor**
- **Centrally located in the St. Louis regions with easy access to I-70, I-270, I-55 & I-64**

FOR LEASE: ~~\$5.50~~ \$4.95 psf, NNN

**FOR SALE: ~~\$995,000.00~~
\$809,000.00**

92-98 Produce Row St. Louis, Missouri 63102



For more information call
(314) 862-3000
Sheldon Johnson, CCIM, SIOR (ext. 108)
m# (314) 503-3880
shell@j-group.com

Johnson Group

1714 Deer Tracks Trail, Suite 100
St. Louis, Missouri 63131
(314) 862-3000/fax (314) 862-1307
www.j-group.com



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