

FOR SALE/LEASE

**PRICE
REDUCED!**



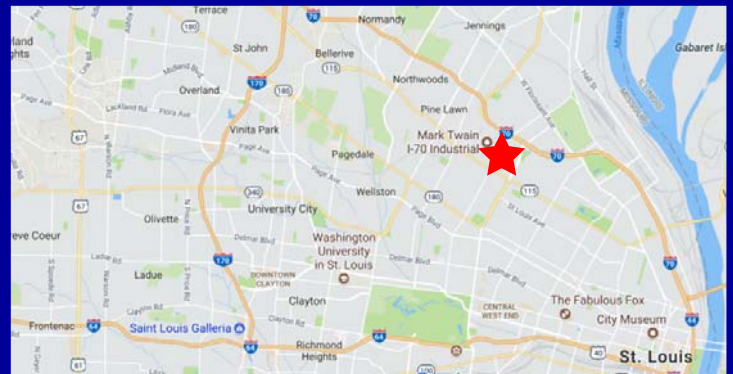
**4001 N. Kingshighway Boulevard
St. Louis, MO 63115**

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: ~~\$1,600,000~~
\$1,500,000**

**FOR LEASE: ~~\$2.50~~ \$1.85 psf,
NNN**



For more information call
(314) 862-3000, ext. 115
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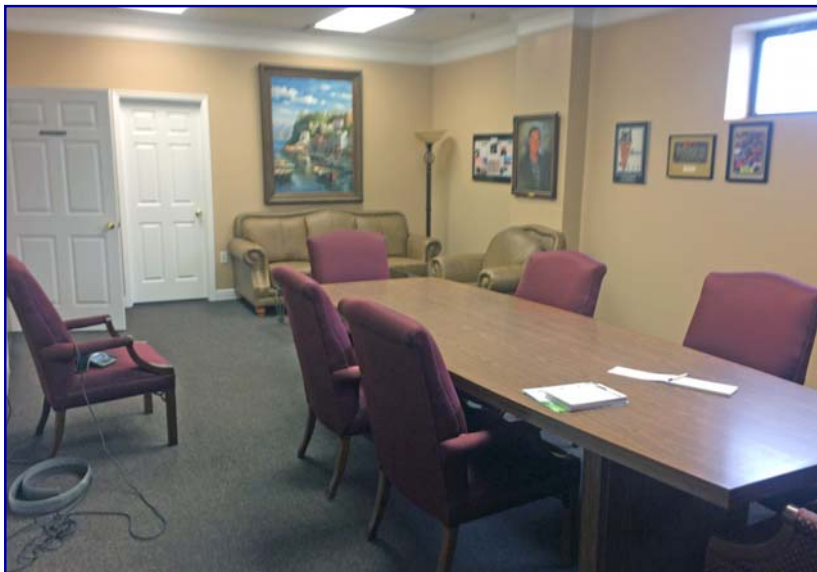
Johnson Group

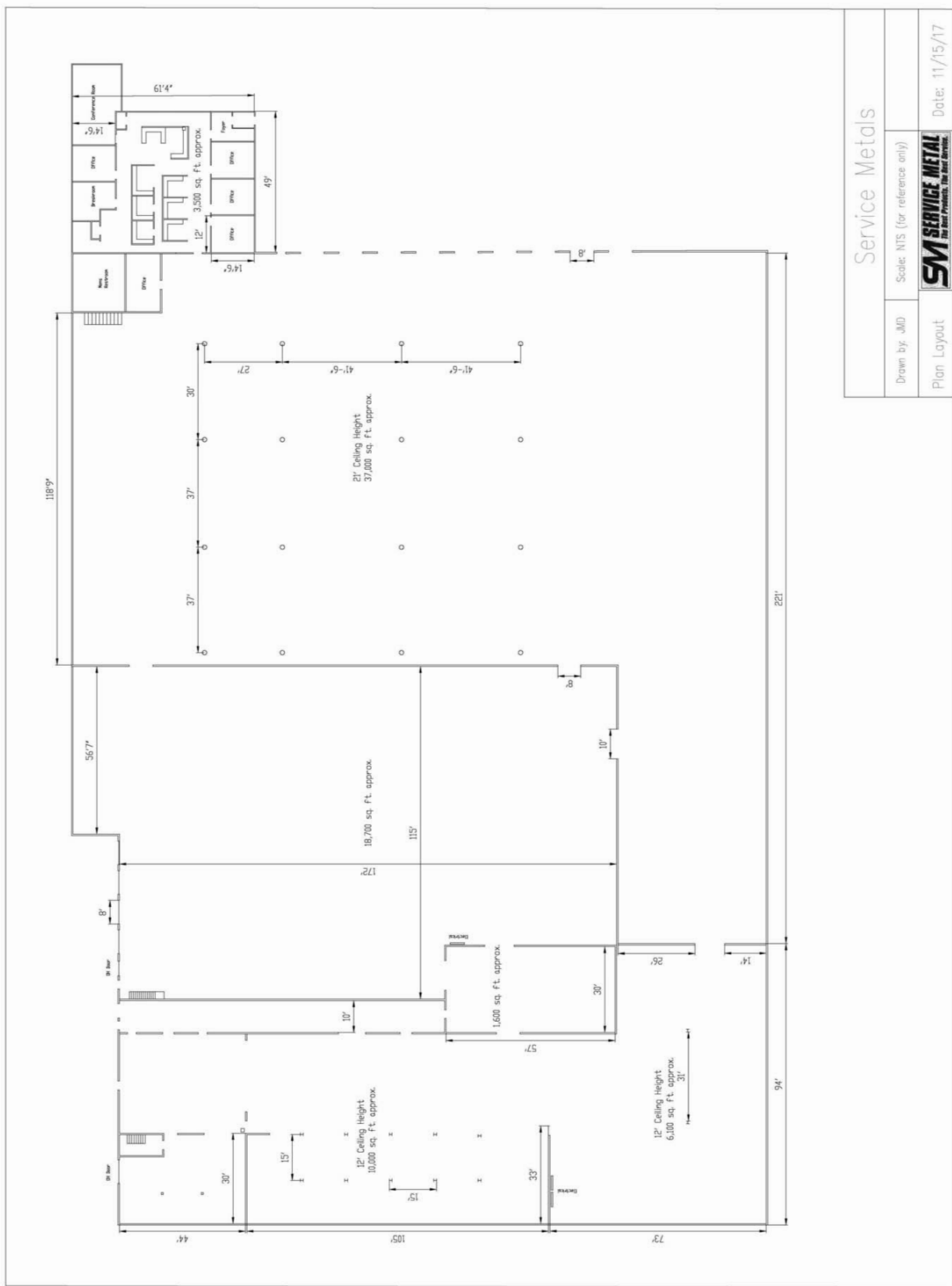
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4001 N. Kingshighway Boulevard
±75,405 sq. ft.





Service Metals

Drawn by: JMD	Scale: NTS (for reference only)
Plan Layout	Date: 11/15/17

