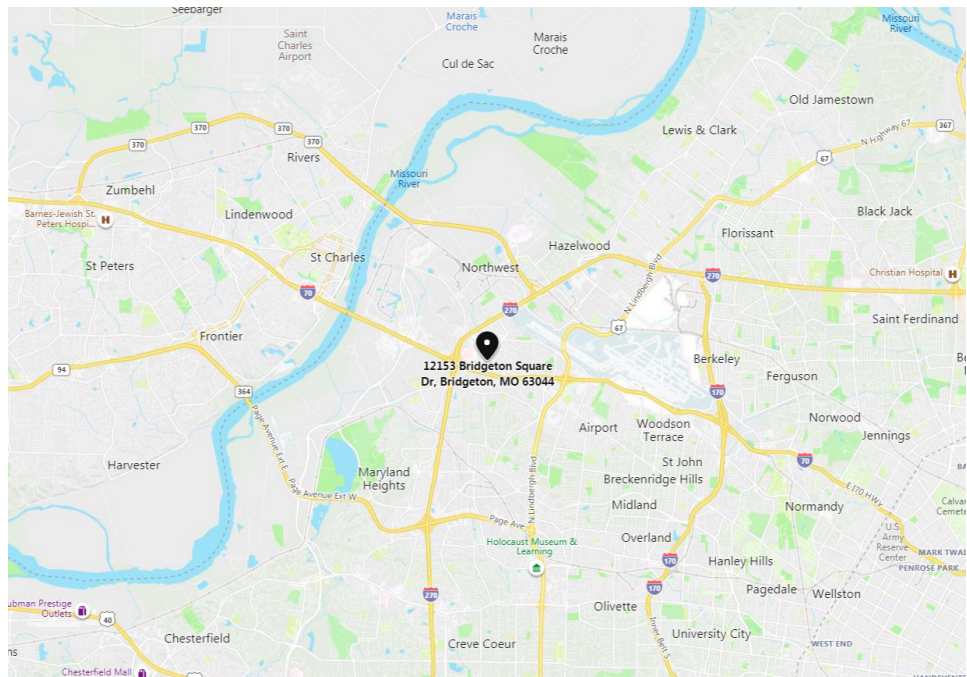




Sale Price: \$2,100,000 Incoming Producing Property

- Square Footage: Building Size: 34,150 SF, Lot Size: 2.88 acres
- Multiple service center suites
- Outside storage • Built 1987
- 18' ceiling heights in warehouse
- 2 dock doors and 1 drive in door
- Abundant parking. Newly repaved entire parking lot front and back.

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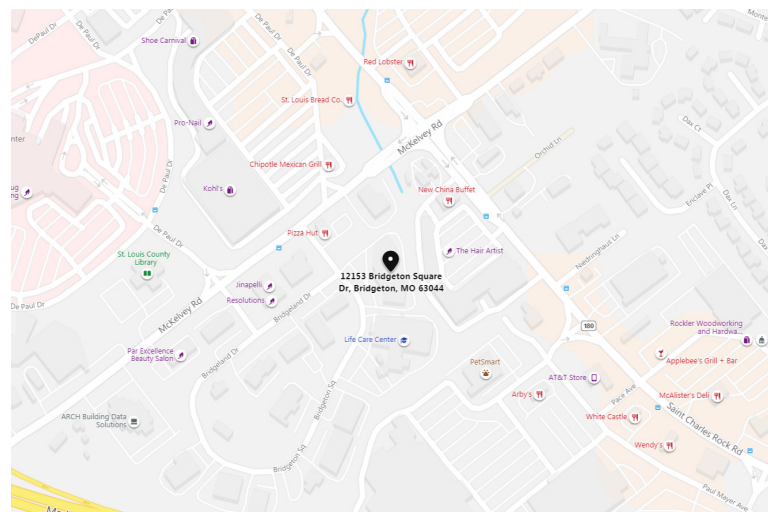


Income Producing Property

- Strategically located near Lambert Airport and Interstate Highways 70 & 270.
- Located in the Bridgeton Industrial Area near St. Charles Rock Road.
- Ownership made significant improvements to the property and grounds.

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