



### Rare Industrial Building with Contractor Yard available in Mid-St. Louis County

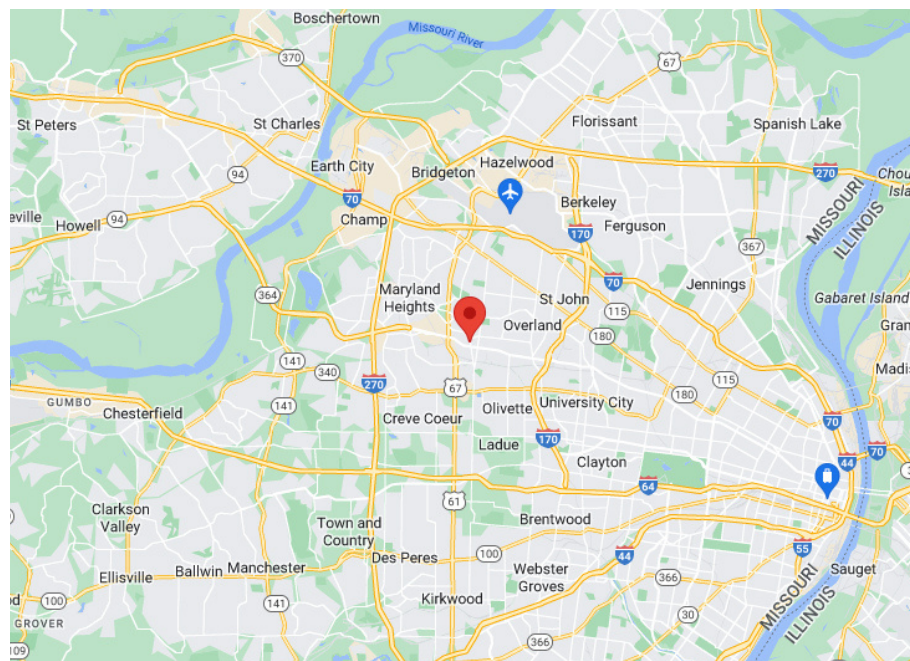
~~\$925,000~~ **New Price \$825,000**

- 2 buildings, 1.04 acre property
- 5,700 SF Office/Warehouse
- 1,800 SF Storage Building
- Chemical Resistant Epoxy Flooring in Warehouse

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Information contained herein was obtained by reliable sources we considered reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from market or change in price. Seller and Broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



Show Me Industrial Services, Inc.

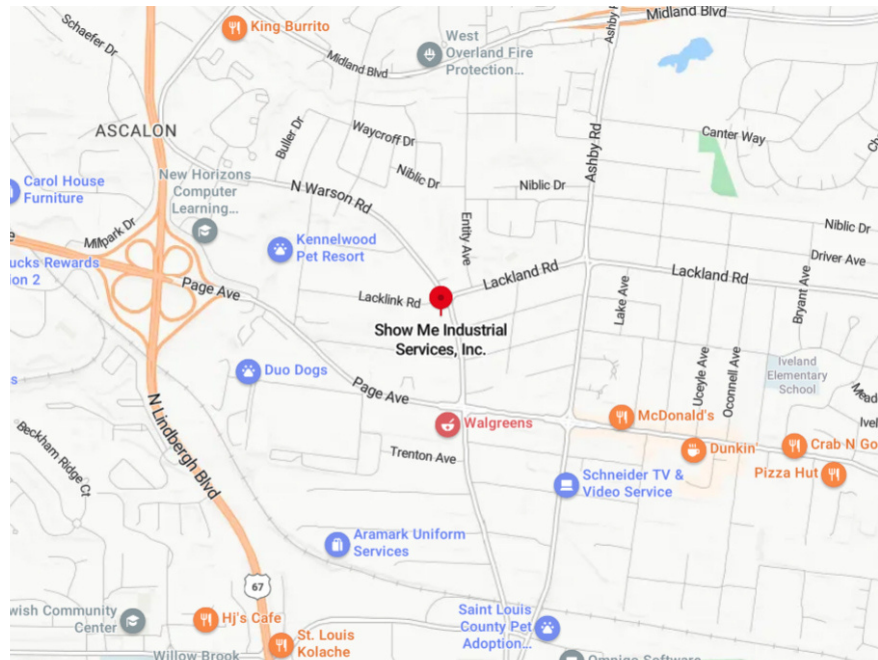
### Rare Industrial Building with Contractor Yard available

- 480V & 240V 3-Phase Power in Office/Warehouse
- One Covered Loading Dock
- One Drive-In Garage Door
- Plenty of On-Site Parking/Storage
- Corner of Warson & Lackland
- Close to Lindbergh & Page

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