

FOR SALE OR LEASE

812 E TAYLOR AVE

St. Louis, MO 63147



STRATEGICALLY LOCATED HIGHWAY COMMERCIAL/TRUCK SERVICE FACILITY WITH OUTSIDE STORAGE

PROPERTY HIGHLIGHTS

- > 95,700 SF total building size
- > 55,750 SF available for lease or owner/occupant
- > Long-term additional income provided by national credit tenant occupying 39,950 SF
- > Relocating current tenant
- > ±5 AC fenced & secure outside storage
- > 8,000 SF office
- > Showroom for customer traffic
- > 18'-24' clear
- > Floor drains in warehouse
- > 50' x 50' column spacing
- > ESFR Sprinkler
- > Four (4) drive-in vehicle maintenance bay doors (12' x 14')
- > Two (2) drive-in doors
- > Three (3) dock-high loading
- > Great visibility and highway access



SALE PRICE

\$8,870,000

LEASE RATE

\$9.95/SF, NNN

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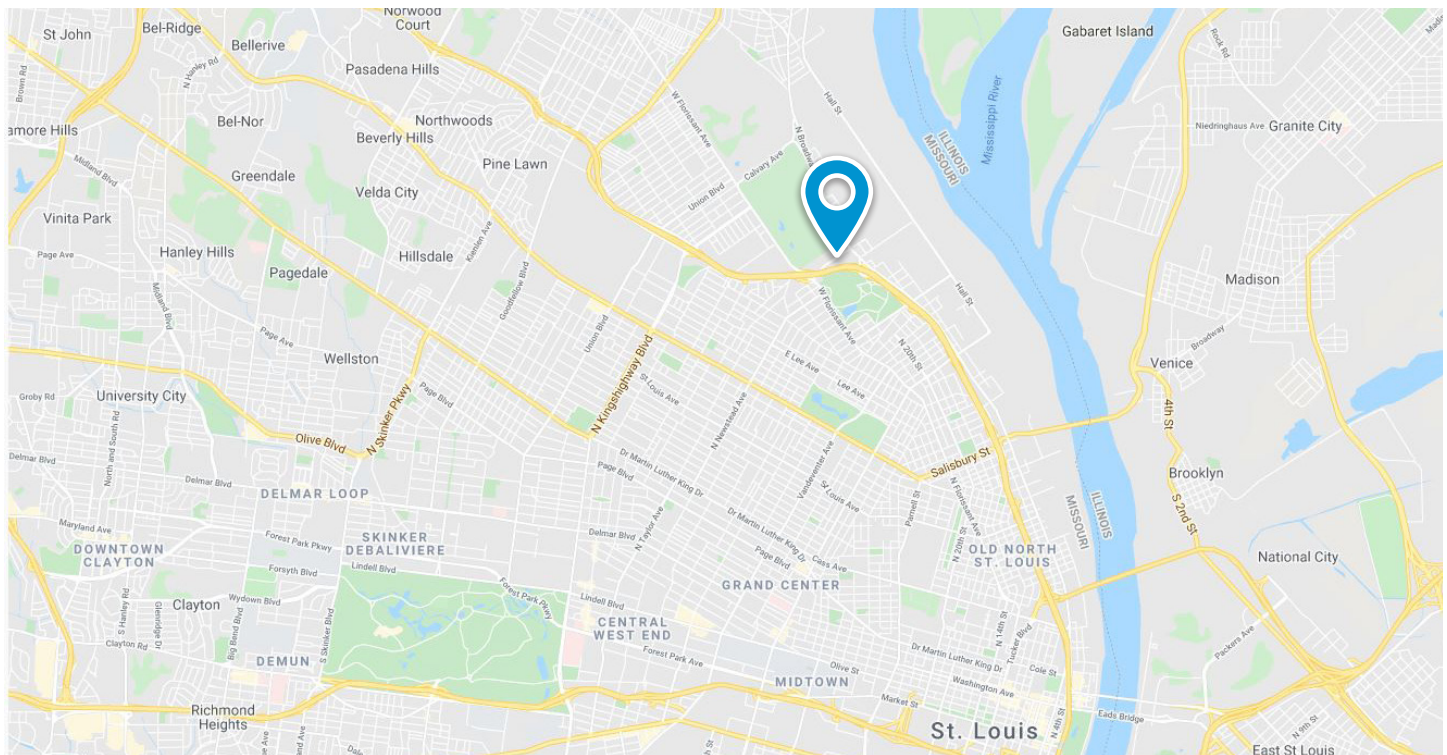
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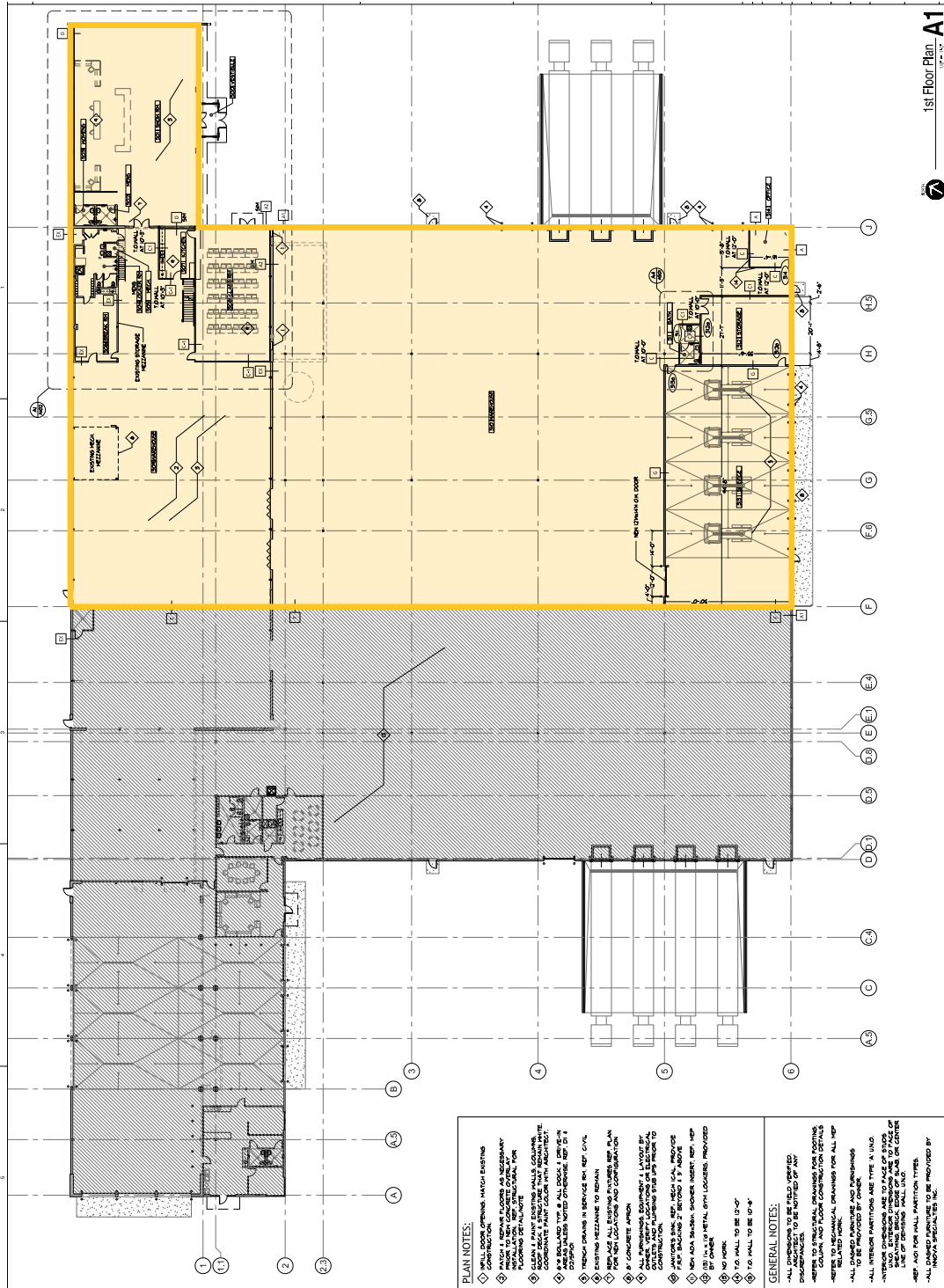
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