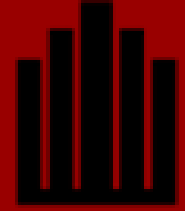




510 Thatcher Ave, St. Louis, MO 63147

FOR SALE \$1,350,000.00



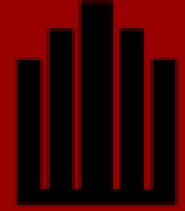


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PROPERTY HIGHLIGHTS

- 7,427 SF terminal on 3.32-acre Industrial Outdoor Storage (IOS) site
- Cross-dock warehouse features 10 dock-high loading doors and 1 ramped drive-in door
- Functional office layout (renovated in 2022) featuring office suites, kitchen, restroom, and storage areas
- Fully paved (concrete), fenced, gated, and lit parking lot
- Ample space for truck, trailer, and equipment parking ideal for logistics, transportation, contractor, and industrial service users
- Zoned "K" Unrestricted Industrial allowing a wide variety of industrial and outdoor storage uses
- Move-in ready facility with immediate operational functionality





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LOCATION HIGHLIGHTS

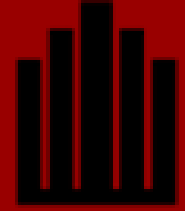
- Located in one of St. Louis' most established industrial / IOS corridors
- Adjacent to an active railway, providing a strategic location for transportation, logistics, and industrial operations
- Less than 2 miles from Interstate 70, with quick access to I-44, I-55, I-64/40, I-170, I-255, and I-270
- Approximately 10 minutes to Downtown St. Louis & 15 minutes to St. Louis Lambert International Airport
- Centrally positioned to efficiently serve the St. Louis Metro, Missouri, Illinois, and the Midwest
- Surrounded by trucking, warehouse, manufacturing, contractor, and distribution businesses such as FedEx Freight, UPS, XPO Logistics, Amazon facilities, Ryder, Penske Truck Leasing, and numerous local trucking and logistics companies.
- Ideal for trucking terminals, fleet operations, last-mile distribution, contractors, equipment rental, warehousing, and IOS users
- Existing paving, fencing, and truck infrastructure significantly reduce future development costs
- Limited supply of fully improved IOS properties of this size within the greater St. Louis MSA market





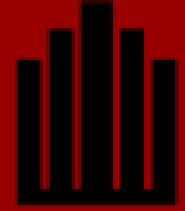
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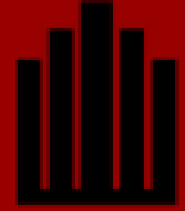
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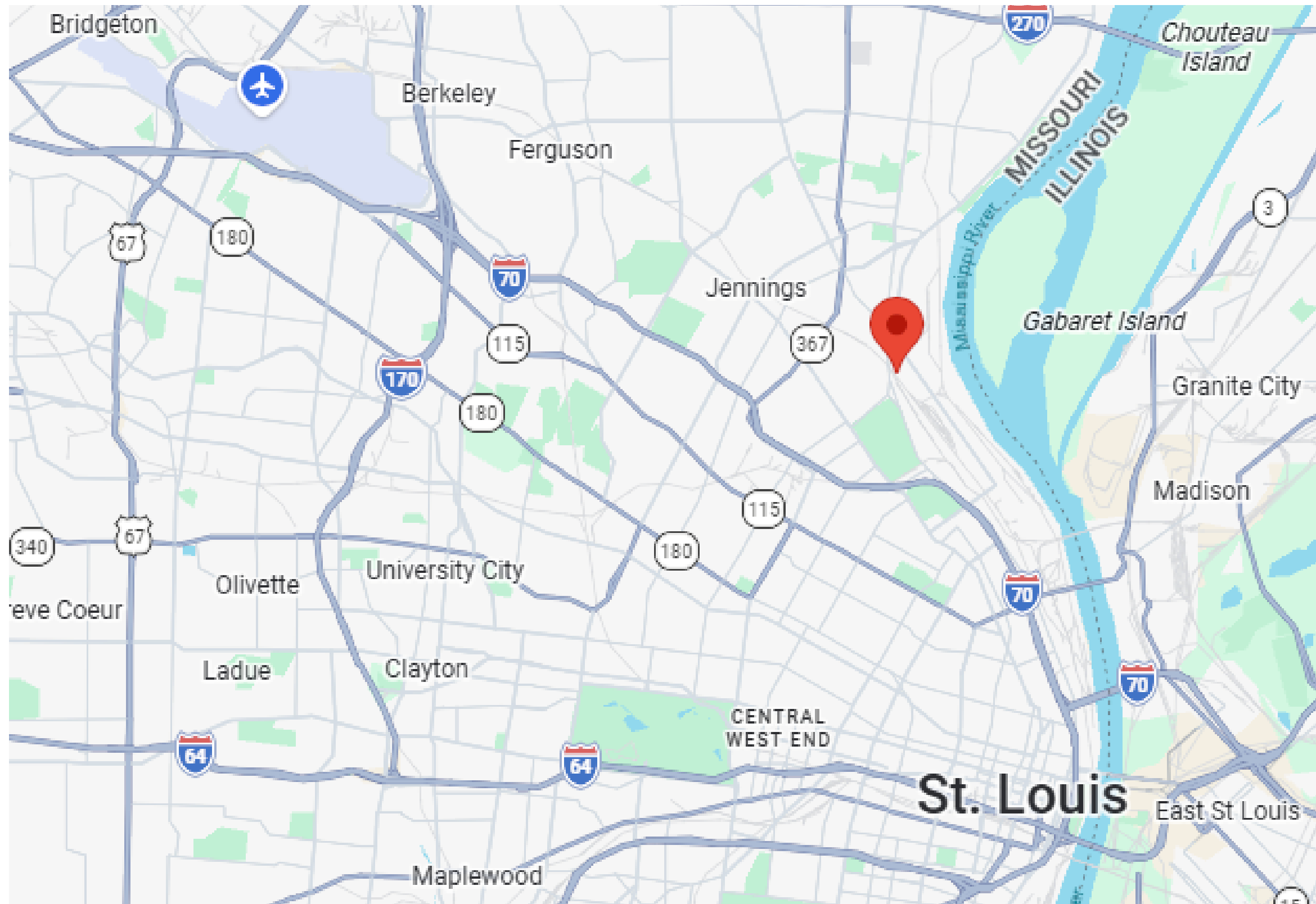
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LOCATION



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