



TWO-PROPERTY PORTFOLIO FOR SALE:

\$1,895,000

**11704-11718, 11724-11740 LACKLAND
INDUSTRIAL DRIVE**

St. Louis, MO 63146

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,895,000
NUMBER OF UNITS:	10
LOT SIZE:	1.56 Acres
COMBINED BUILDING SIZE:	23,700 SF
ZONING:	M1
OCCUPANCY:	100%

PROPERTY HIGHLIGHTS

- Multi-building industrial campus featuring flexible space planning
- New TPO Roof Installed 2022
- 3 Drive-In and 8 Dock Doors
- Generous clear heights support diverse manufacturing and warehousing uses
- Parking: 2.2/1000 SF
- Durable construction designed for heavy industrial and manufacturing requirements
- Interior spaces easily adapt to production or storage configurations
- Long-term investment appeal with stable, low-maintenance assets

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ADDITIONAL PHOTOS



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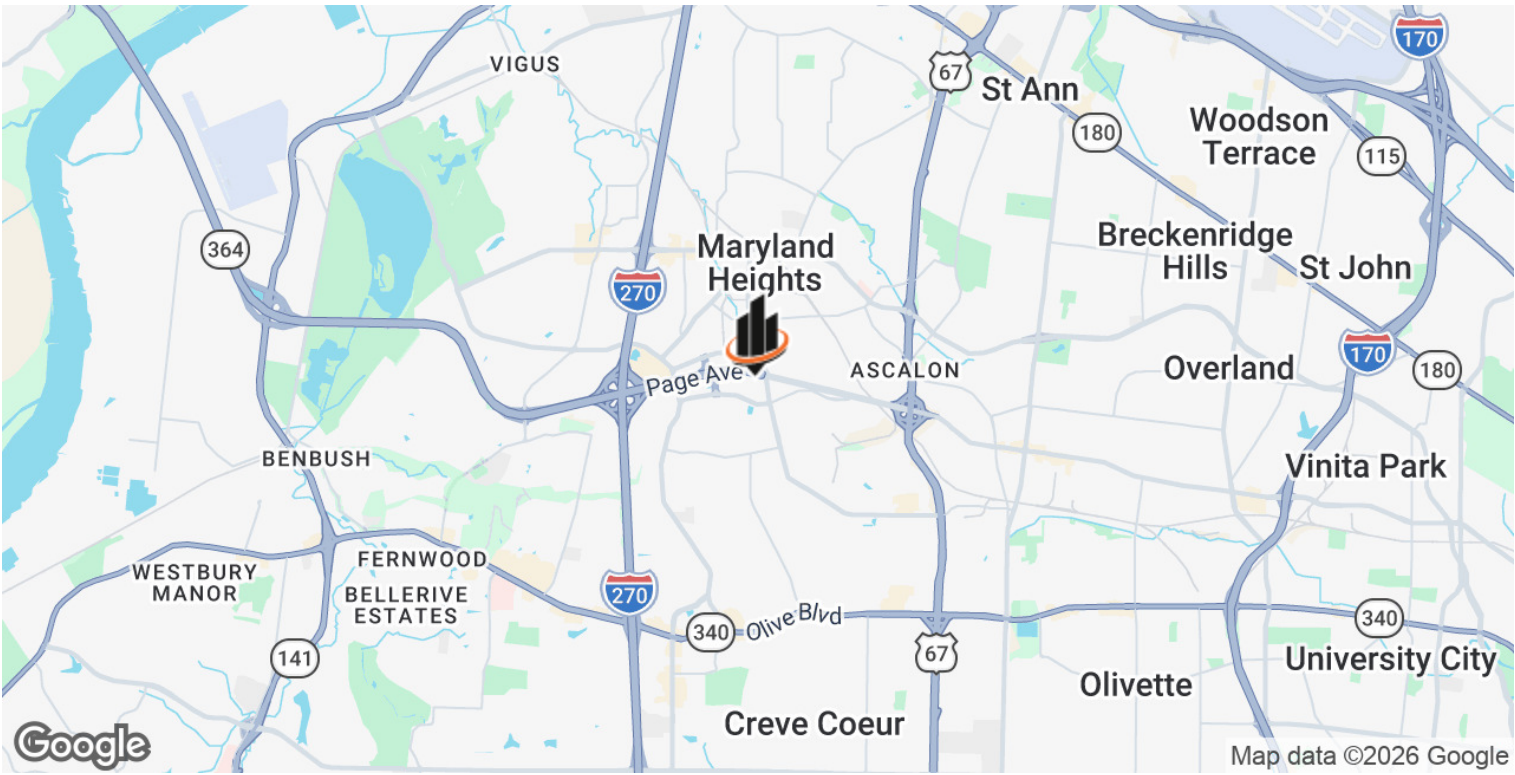
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LOCATION AND DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,384	85,269	164,221
MEDIAN AGE	44.6	40.3	40.6
AVERAGE HH INCOME	\$132,152	\$108,619	\$109,336
DAYTIME EMPLOYMENT	26,579	88,023	159,330

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