

FOR SALE
34,898± SF Office/Warehouse
w/Industrial Outside Storage on 5.12± Acres (Former Dealership)

5400-5440 Natural Bridge Ave.
St. Louis, MO 63120



Contact

Paul Redel
predel@hillikercorp.com
314-591-2327

Patrick T. McKay
ptmckay@hillikercorp.com
314-781-0001



Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144

314-781-0001

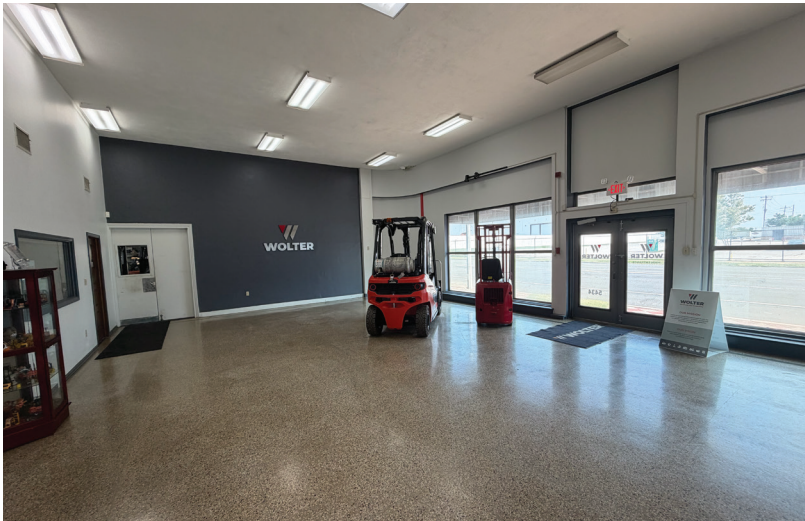
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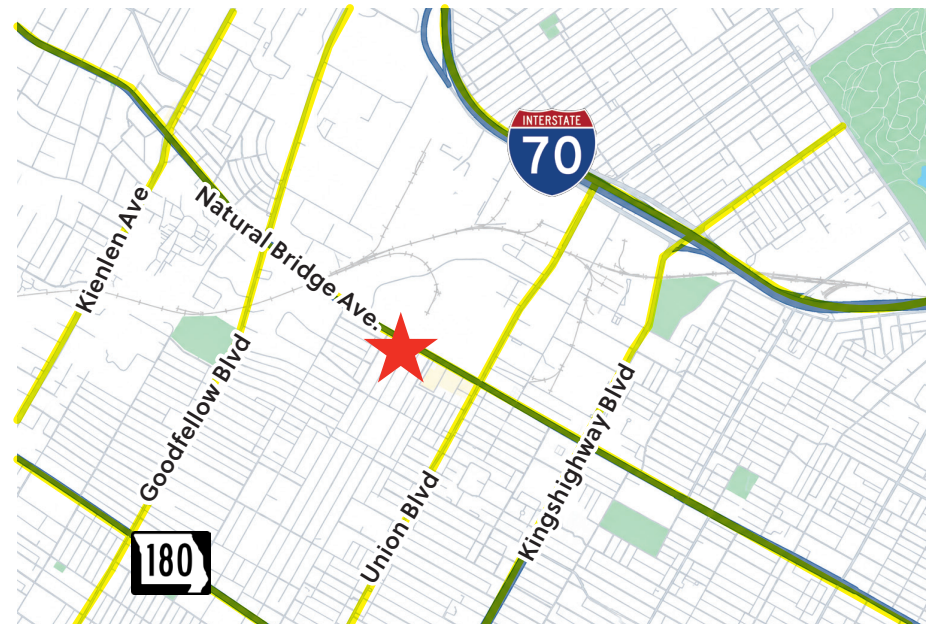


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Property Overview

- 5.12 Acres of paved industrial outside storage with 35,000± SF; total of two buildings
- Fully fenced and secured with an electrified perimeter fence
- Established industrial/equipment dealer location since 1991
- Ideal for dealer, service, distribution, or contractor use
- Two (2) 14' high drive-in doors with drive-thru capability
- One (1) 12' high drive-in door
- 16' clear height
- 700+ ft of frontage

Sale Price: **\$1,175,000.00**



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