

FOR SALE

24,886sf Office-Warehouse on 1.13 Acres



2823 Papin Street, St. Louis, MO 63104

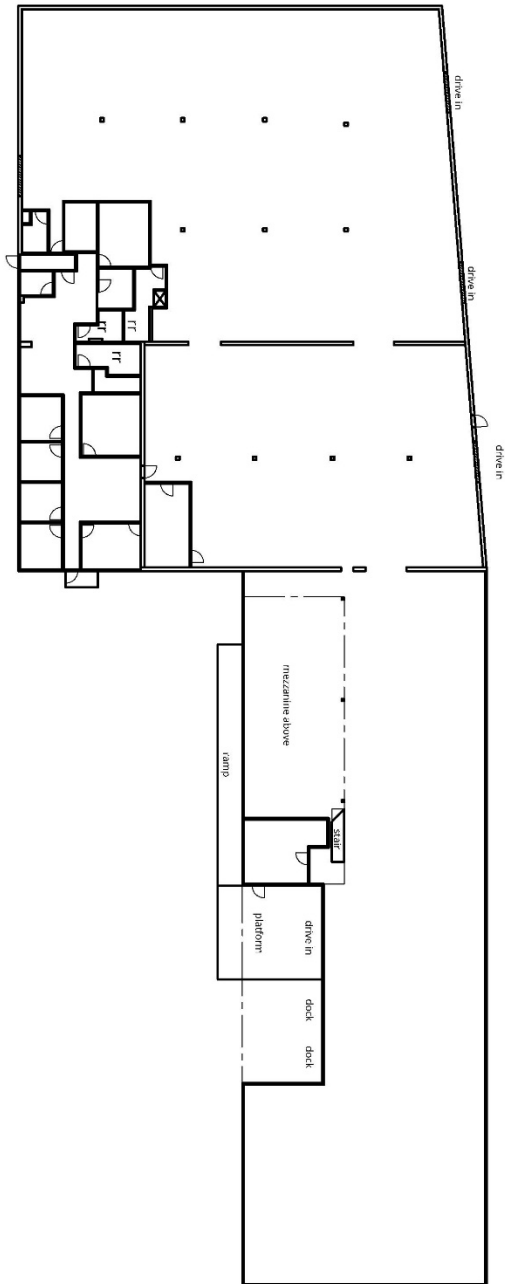
Offering Highlights:

- 9,700sf with 21' Ceilings; 2 Docks and a ramped Drive-in Door
- 15,200sf with 10.5' Ceilings and 3 Drive-ins
- 3,000sf Updated Office Space
- 400 Amps 480V 3-Phase Power
- 5,000sf Fenced and Gated Outside Storage
- Zoned 'K' Unrestricted
- Excellent Access between I-64 and I-44

Well-Maintained Building with lots of recent upgrades, including partial new roof in 2025

Offered at: \$1,495,000

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For marketing purposes only