

# FOR SALE OR LEASE

## WAREHOUSE

3330 N. BROADWAY

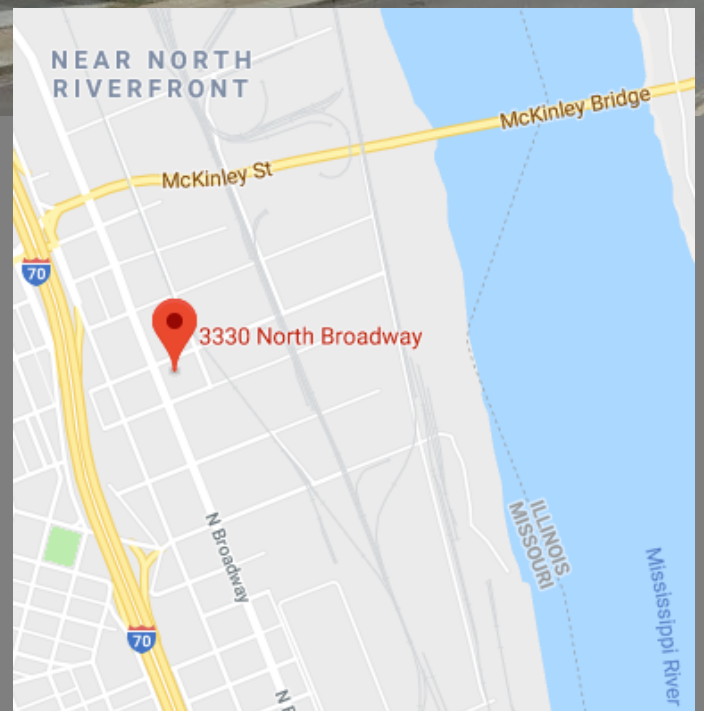


## 3330 N. BROADWAY

### ST. LOUIS, MO 63147

- Located on approximately 2 acres, fenced
- 18,000 SF warehouse
- New roof in 2015
- Zoned K City of St. Louis
- Approx. 1,000 SF mezzanine office space
- 26' clear ceilings
- Dry sprinkler
- 4 interior docks/ 2 levelers
- 3 out buildings totaling 9,000 SF
- Fire and entry alarmed
- RE Taxes: \$18,600

**FOR SALE: \$699,000**  
**FOR LEASE: \$2.75 PSF NNN**



### FOR MORE INFORMATION

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