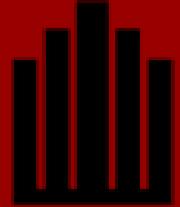




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LEASE: \$1,750/MONTH/ACRE NNN  
SALE: CALL BROKER FOR PRICING

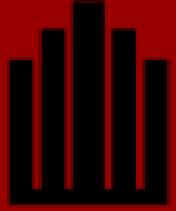




## PROPERTY FEATURES

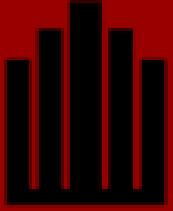
- 5+ acres of improved IOS (graveled and fenced), featuring a 4,000 SF warehouse building
- Total site: 19.97 acres – with 14+ acres of undeveloped land available for future expansion
- Strategically located off Hwy 3 in the Metro East of the Greater St. Louis MSA, offering convenient access to Highways 270 / 255 / 70 / 64
- Ideal for trucking operations, outdoor storage, contractor yards, equipment storage, and many other uses
- All utilities available at site: water, sewer, electric, and gas
- Zoning: M1





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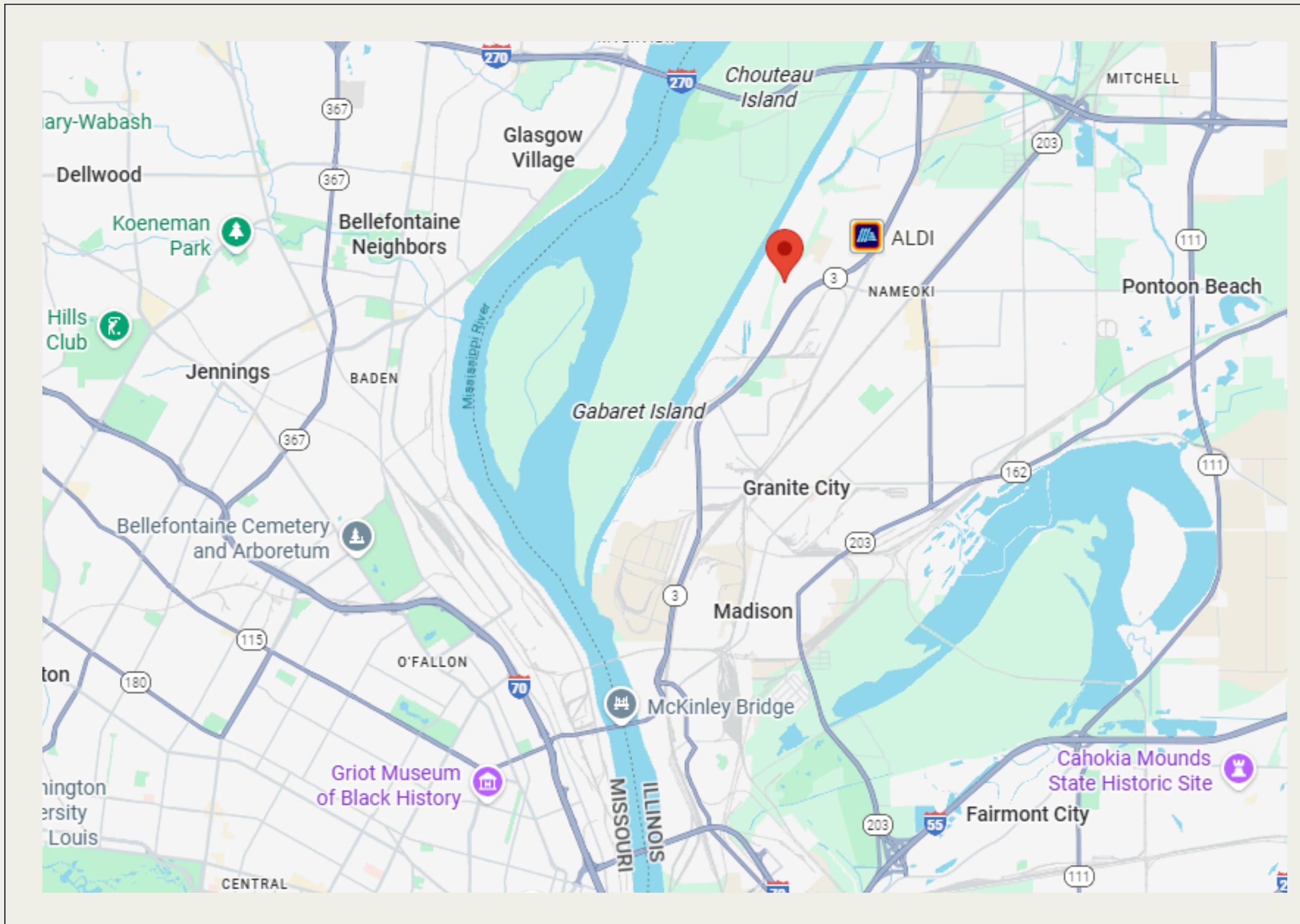
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