

FRIEDMAN GROUP, LTD.

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Real Estate
Brokerage
Representation
Consulting
Management
Development

Investment or user/investor opportunity **42,200 sq. ft. Office/Warehouse** **12.4% NNN Lease with NYSE tenant**



3130 Gravois (at Wyoming & Michigan) **St. Louis, MO 63118**

7,700 sq. ft. warehouse available for user or additional income

- NNN Lease @ \$3.44/sq. ft.
- \$111,497 projected net operating income in 2005
- \$200,000 tenant buildout of office & warehouse
- Heavy 3 phase power
- 4,900 sq. ft. office - recent elegant renovation
- Historic Brewery - could be listed on Register
- 2 docks, 4 drive-ins,
- 18,000 sq. ft. parking lot
- **Property is in a HUBZone**

Additional Photos on the web: www.friedmangroup.com/3130gravoisphotos.html

Flyer on the web: www.friedmangroup.com/3130gravois.html

FOR SALE: \$899,000

FOR LEASE: 7,700 sq. ft. at \$2.75/sq. ft.

Contact: Eric Friedman, Rebecca Krewson or Ken Langsdorf

Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser investigate fully.

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