



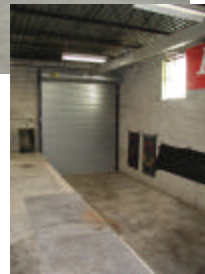
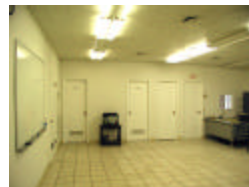
Real Estate
Brokerage
Representation
Consulting
Management
Development

**Price
Reduced!**

AVAILABLE
314.367.2800

9,000 sq. ft. Office/Warehouse

Very Clean Building in a HubZone



4180 Meramec Ave., St. Louis, MO 63116

- Office 1,162 sq. ft. - 12 % of building size
 - 2 docks - 1 internal dock could be ramped and 1 dock has lift platform
 - Crane Pulley
 - Warehouse restroom with shower
 - Warehouse has 2 hanging furnace systems
 - 3 phase and single phase - both 400 AMP
 - New glass block
- Office area has:
- New floors, new windows
 - New toilets
 - New HVAC & new heavy duty water heater
 - Property is in a HubZone - HubZone info at: <http://www.sba.gov/hubzone/section05b.htm>
 - 1 block South of Chippewa, between Morganford & Gravois (Enter on driveway between apartments)
 - **Lease with option to buy available**

Flyer available on the web at: www.friedmangroup.com/4180meramec.html

FOR SALE: ~~\$295,000~~ \$275,000

FOR LEASE: \$5.75 per sq. ft. Modified Gross

Contact: Eric Friedman or Adam Charnack

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.

Eric@FriedmanGroup.com
Adam@FriedmanGroup.com
www.friedmangroup.com

245 Union Boulevard
Saint Louis, Missouri 63108
Fax: 314-367-3671