

# FOR SALE

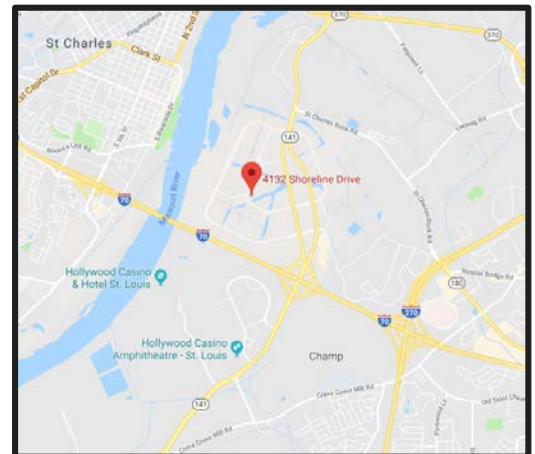
## Office/Warehouse Building



**\$2,199,000 (\$66.31/S.F.) | 33,160 SQUARE FEET**

### 4132 Shoreline Drive Earth City, MO 63045

- 100% Occupied, Stabilized Investment Opportunity
- Quality Tenant Mix
- Offered at an 8% Cap Rate

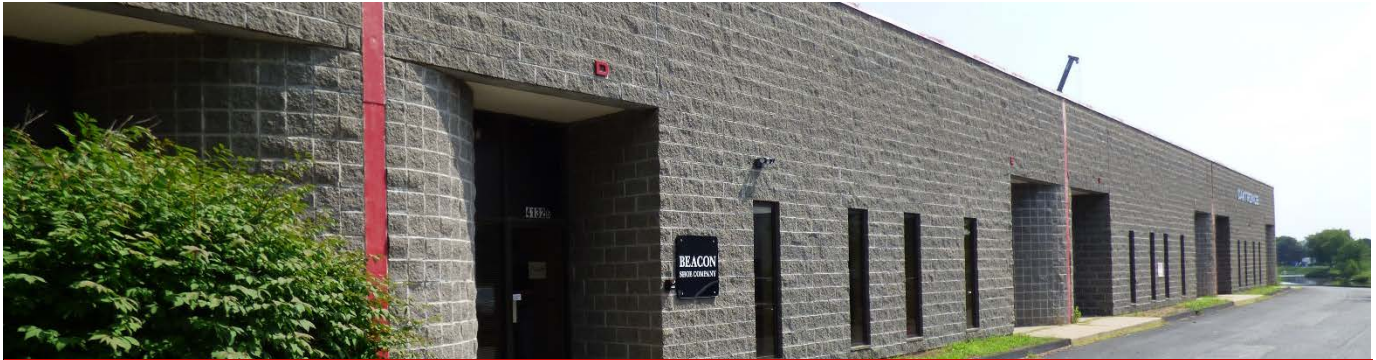


*For more information on this property, please contact:*

**James Van Iseghem III | (314) 647-6611 | [Jimmy@ManorRealEstate.com](mailto:Jimmy@ManorRealEstate.com)**  
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

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## Office/Warehouse Building



**\$2,199,000 (\$66.31/S.F.) | 33,160 SQUARE FEET**

- Earth City Multi-Tenant Office/Warehouse Building
- Architectural CMU Block Construction
- 16' Clearance in Warehouse
- Dock or Drive-In Loading for Each Suite
- Built in 1985
- Zoned "M3" Planned Industrial District
- 129,243 S.F. Parcel (2.97 Acres)
- Quiet Office/Warehouse Corridor
- Located ½ Mile from Earth City Expressway/MO-141
- Convenient Access to MO-141, I-70 and I-270

**\*Ask Broker for Full Offering Memorandum\***



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