



# DOWNTOWN STL CONTRACTOR BAYS



SCAN HERE!



**BEN CHERRY, CCIM**

Phone: 314.647.6611 ext. 115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

**1900 COLE STREET  
ST. LOUIS, MO 63106  
37,000 S.F. | 3.1 ACRES  
\$8.00/S.F. N.N.N.**

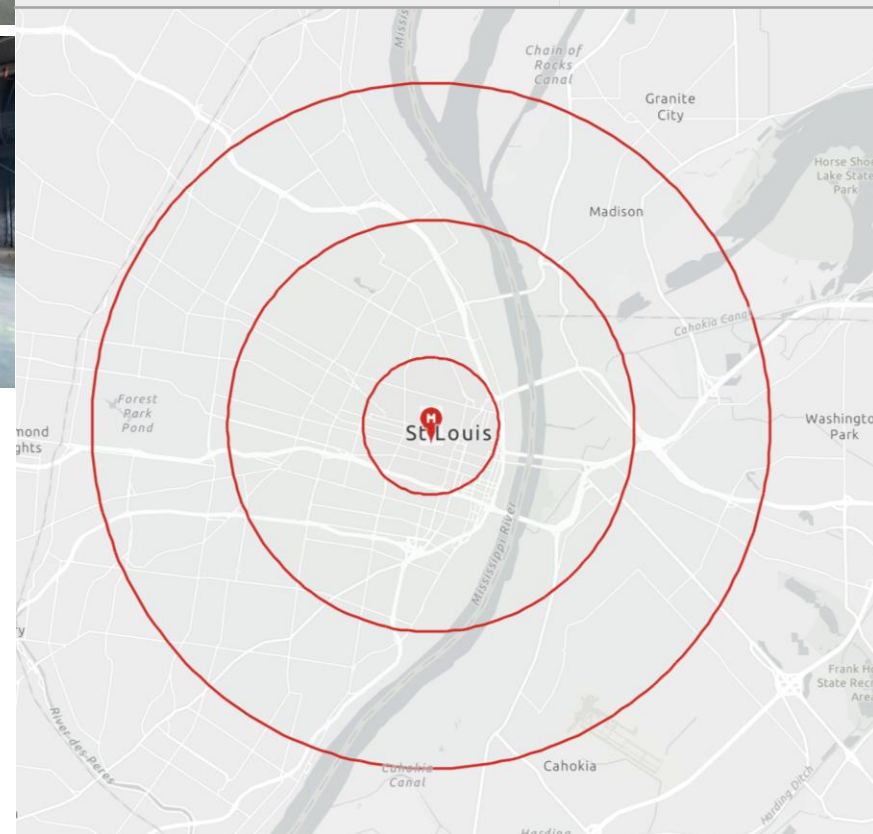


### PROPERTY INFORMATION



- MULTIPLE BAYS RANGING FROM 1,500 S.F. TO 37,000 S.F.
- 3.10-ACRE SITE CONSISTING OF 2 FULLY-FENCED CITY BLOCKS
- SHARED AMENITY SPACE INCLUDING CONFERENCE ROOM, KITCHEN AND PRIVATE OFFICES
- CEILING HEIGHTS RANGE FROM 15' TO 24' TALL
- COVERED OUTSIDE STORAGE ON SITE AVAILABLE FOR \$1.25/S.F.
- 1.5 MILES TO STAN MUSIAL BRIDGE WITH ACCESS TO I-64, I-70 AND I-55

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	17,180	97,694	225,029
HOUSEHOLDS	9,660	48,515	108,439
AVERAGE HH INCOME	\$71,754	\$77,585	\$72,203



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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.