



DOWNTOWN INDUSTRIAL SITE WITH OUTSIDE STORAGE



SCAN HERE!



BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

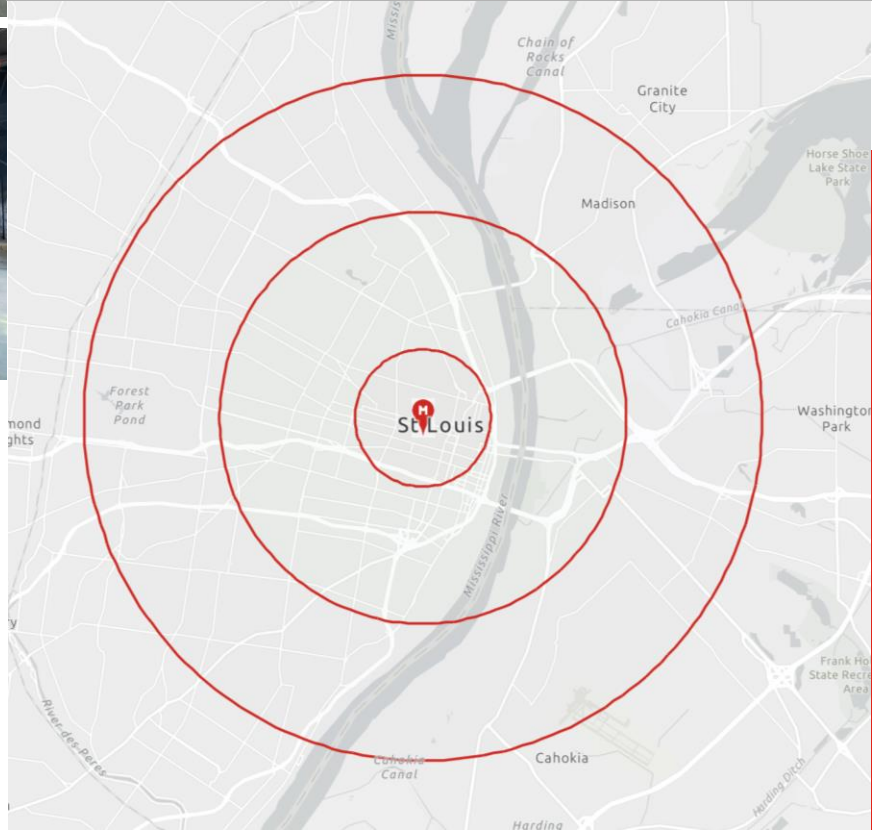
**1900 COLE STREET
ST. LOUIS, MO 63106
43,175 S.F. | 3.1 ACRES
\$1,900,000 (\$44/S.F.)**

PROPERTY INFORMATION



- **3.10-ACRE SITE CONSISTING OF 2 FULLY-FENCED CITY BLOCKS**
- **MAIN BUILDING IS 35,525 S.F. WITH 6 DRIVE-IN BAYS & 2,150 S.F. OF OFFICE SPACE**
- **BUILDING 2 IS 7,650 S.F. WITH 2 DRIVE-IN BAYS**
- **CEILING HEIGHTS RANGE FROM 15' TO 24' TALL**
- **COVERED OUTSIDE STORAGE ON SITE**
- **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.