



DOWNTOWN INDUSTRIAL SITE WITH OUTSIDE STORAGE



SCAN HERE!



BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

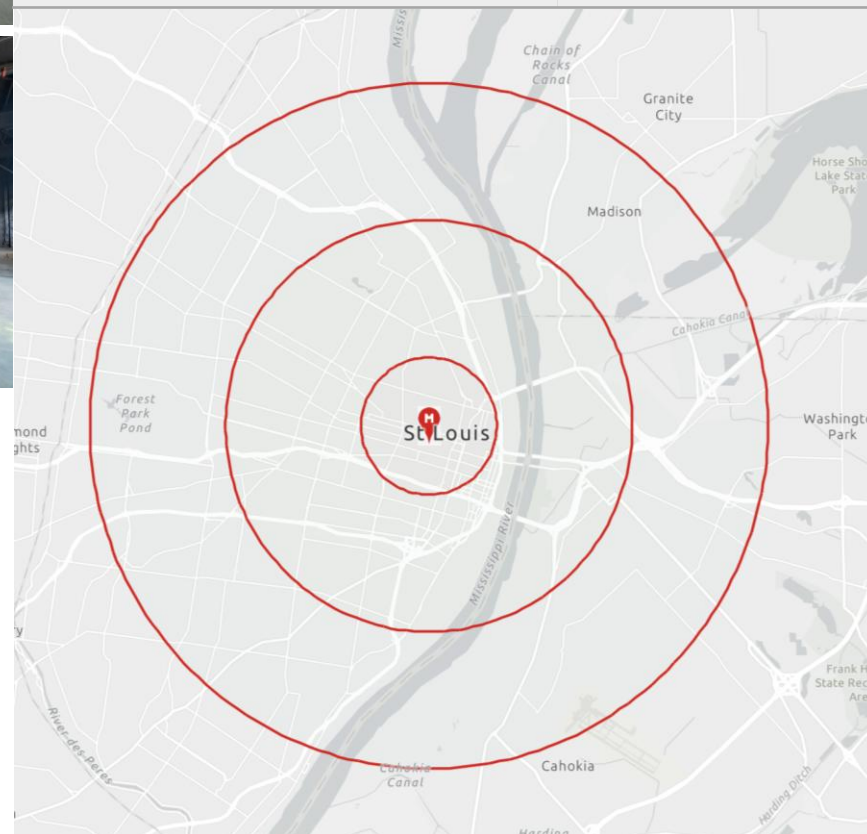
**1900 COLE STREET
ST. LOUIS, MO 63106
43,175 S.F. | 3.1 ACRES
\$1,900,000 (\$44/S.F.)**

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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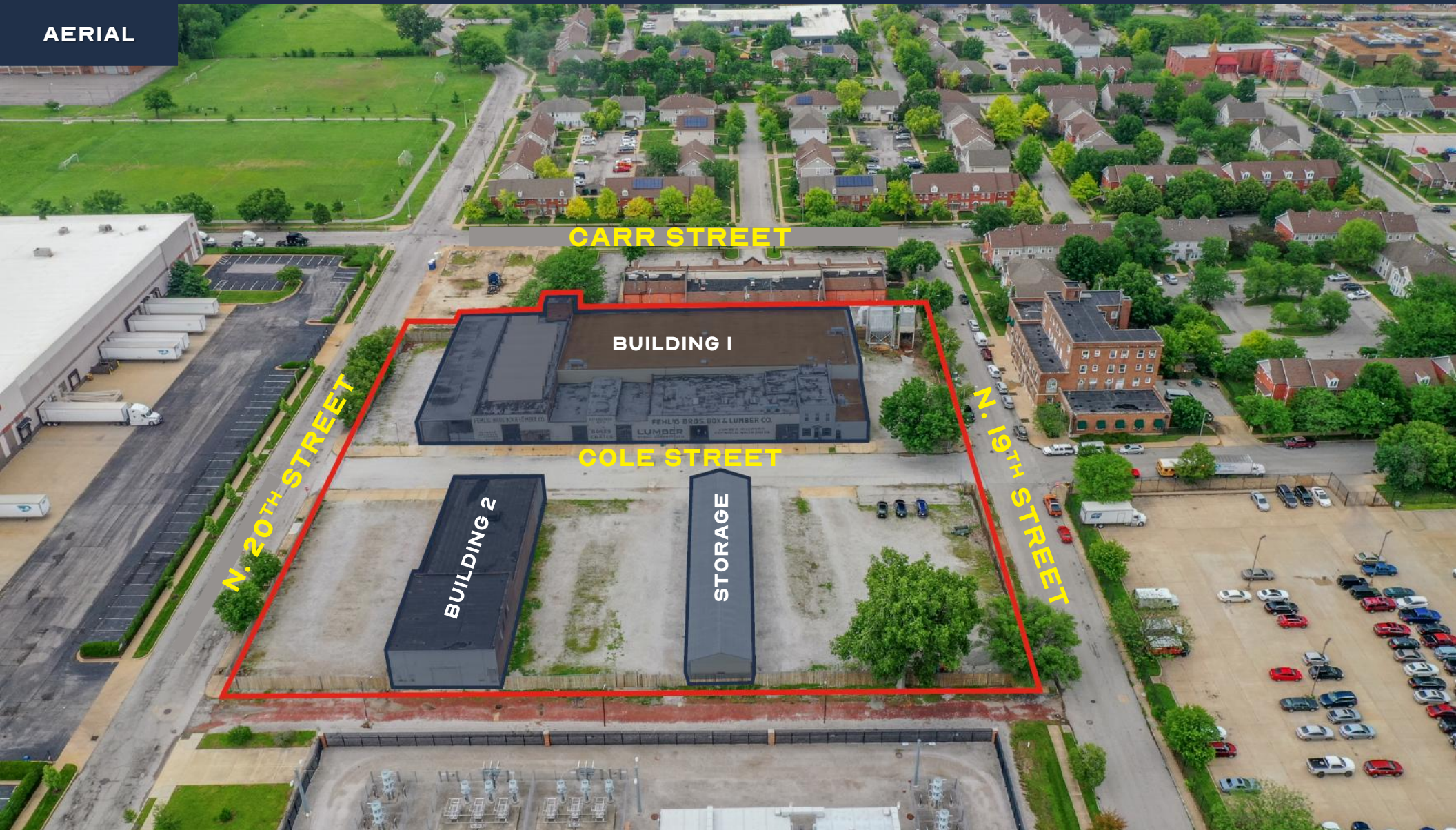


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AERIAL



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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.