

**SOUTH CITY
OFFICE/WAREHOUSE
FOR SALE**



SCAN HERE!



BEN CHERRY, CCIM

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CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
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**4401 RIDGEWOOD AVE.
ST. LOUIS, MO 63116**

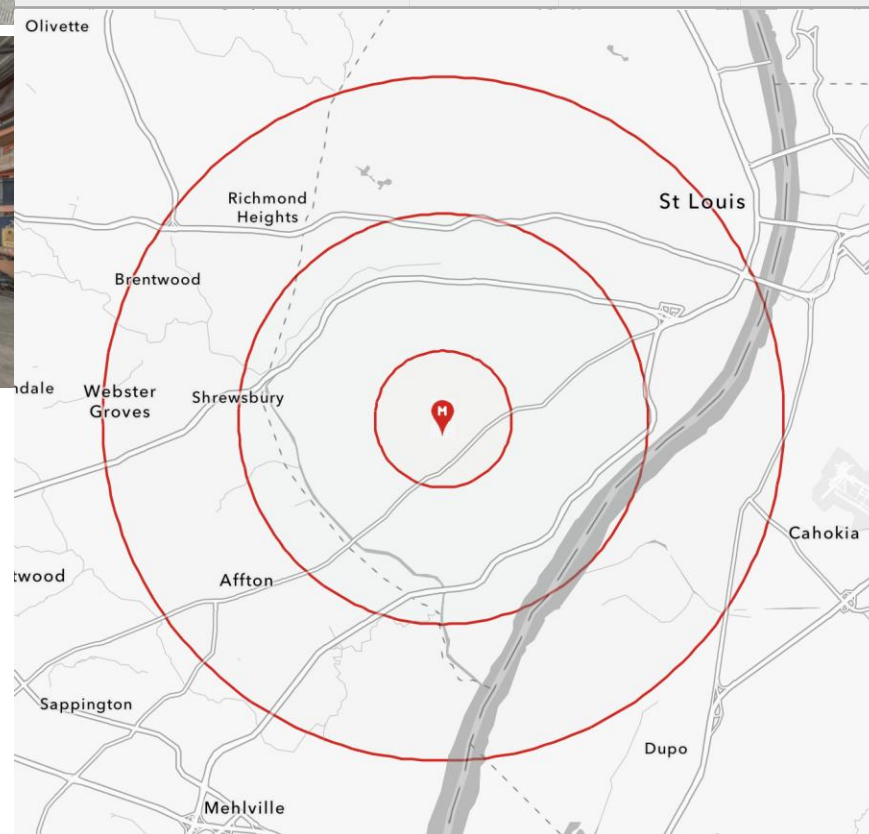
11,790 S.F. | \$1,100,000 (\$93.30/S.F.)

PROPERTY INFORMATION



- 11,790 S.F. WAREHOUSE ON 1.77 ACRES WITH SECURE FENCED LOT AND AMPLE PARKING
- ZONED NEIGHBORHOOD COMMERCIAL (F) ALLOWING A WIDE RANGE OF BUSINESS USES
- EQUIPPED WITH ONE DOCK HEIGHT LOADING DOOR
- CENTRALLY LOCATED IN BEVO MILL NEAR KINGSHIGHWAY AND CHIPPEWA CORRIDORS
- CURRENT BUILDOUT INCLUDES 80% OFFICE AND 20% WAREHOUSE
- EXISTING UTILITY INFRASTRUCTURE, THREE-PHASE POWER, AND WELL-MAINTAINED METAL CONSTRUCTION

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		24,419	169,140	348,166
HOUSEHOLDS		12,558	82,228	167,081
AVERAGE HH INCOME		\$71,822	\$89,973	\$96,393



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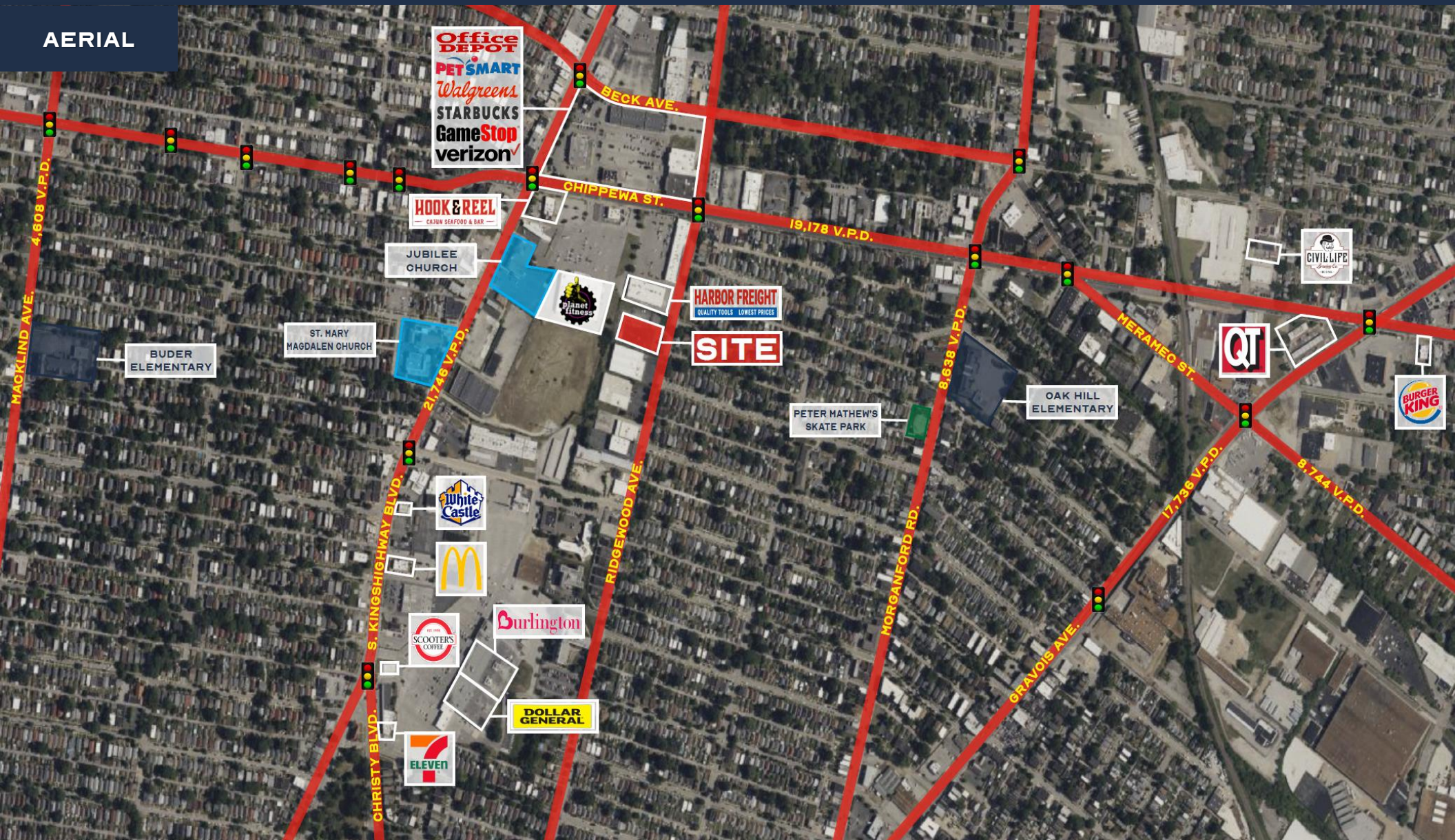
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