

**OLIVE BLVD FLEX INDUSTRIAL  
UNIVERSITY CITY**



SCAN HERE!



**Jack Junker**

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**6609 OLIVE BOULEVARD  
ST. LOUIS, MO 63130  
9,158 S.F.**

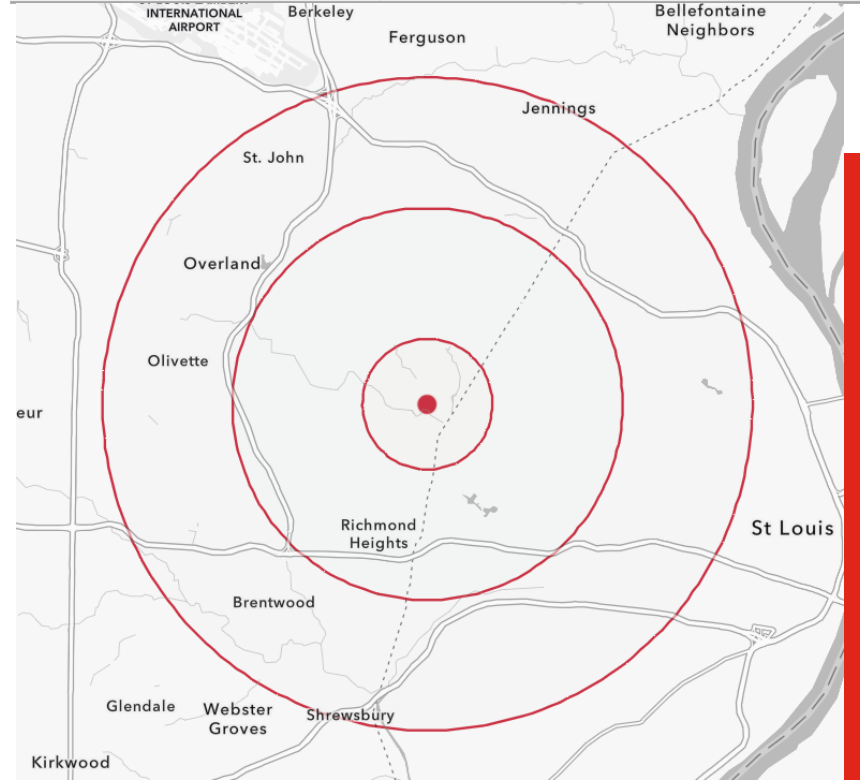
**\$499,000 (\$54/S.F.) | \$7.00/S.F. N.N.N.**

**PROPERTY INFORMATION**



- NEWLY RENOVATED OFFICE AND BATHROOMS
- APPROX 1,200 SF OFFICE (13%) AND 7,958 S.F. WAREHOUSE (87%)
- 2 FRONT ENTRANCE DOCK DOORS- 12'X10' AND 12'X12'
- RACKING MAY BE INCLUDED IN THE SPACE
- CENTRALLY LOCATED IN THE HEART OF UNIVERSITY CITY, APPROX. 3 MILES FOR I-70 AND 2 MILES FROM I-64

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	19,072	124,222	304,658
HOUSEHOLDS	8,183	58,258	143,143
AVERAGE HH INCOME	\$119,848	\$127,563	\$109,914



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AERIAL



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