

FOR SALE OR LEASE

33,876± SQ. FT. ON 9 ACRES

WAREHOUSE/TRUCK FACILITY



10035-37 HIGHWAY O @ I-55

STE. GENEVIEVE, MISSOURI 63673

- Northeast Quadrant of I-55 & Highway O (Exit 154)
- Excellent Highway Exposure
- Three (3) Buildings on 9 Acres
 - Building 1: 16,836± Sq. Ft. (1,800 Sq. Ft. Office)
 - Building 2: ~~15,600± Sq. Ft.~~ **LEASED**
- Building 3: 1,440± Sq. Ft.
- Sale Price: ~~\$1,100,000.00~~
- **Reduced Price: \$950,000.00**
- Lease Rate: \$3.25 Per Sq. Ft., Modified Gross

Contact: James Newman or Peter Newton



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