

# 1431 KINGSLAND ST. LOUIS, MO 63133

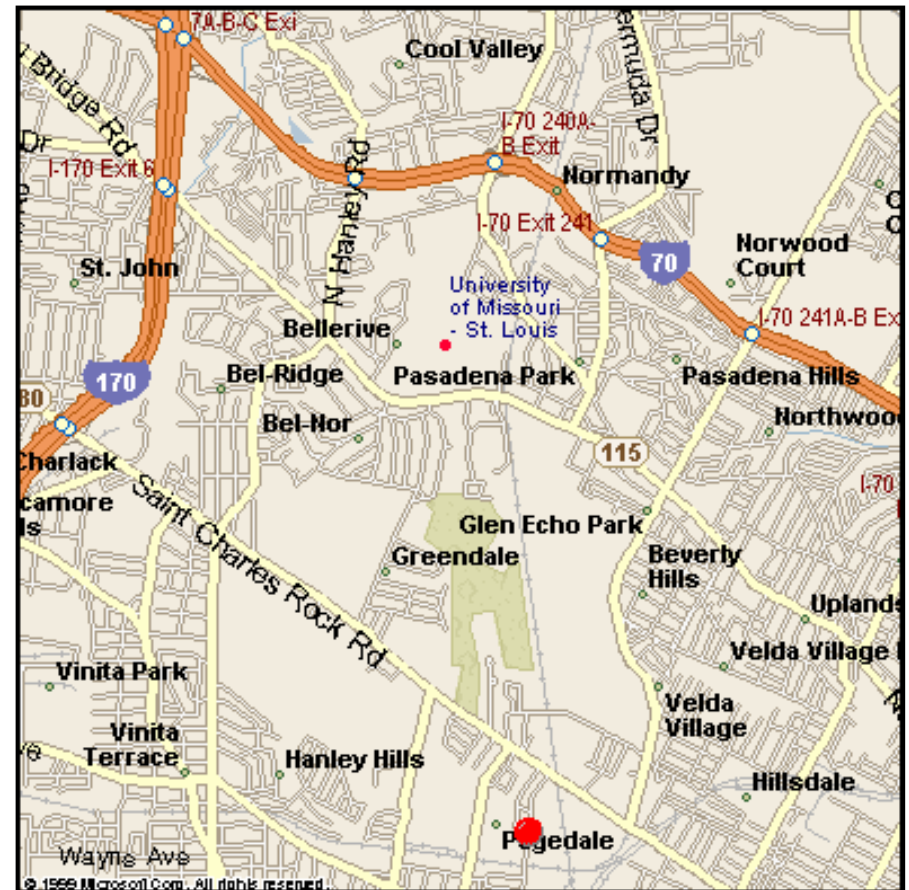
**Major Price Reduction!**



- 126,000± Sq. Ft. Leased (Three (3) Tenants)
- Clean, Well Maintained Facility
- 16' Clear Ceilings
- Interior And Exterior Dock Loading
- 5 Minutes from I-70 & I-170 Interchange
- Rail Access Possible
- New Eco-Friendly 15 Year Roof

For Sale: ~~\$7,750,000.00 (\$17.82 Per Sq. Ft.)~~

**Reduced Price: \$5,950,000.00 (\$13.62 Per Sq. Ft.)**



50,000± Sq. Ft. to 300,000± Sq. Ft. Available for Lease @ \$1.95 Per Sq. Ft., NNN

Contact: Hal C. Ball, SIOR or Brian O'Connell



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