

# 1431 KINGSLAND AVENUE ST. LOUIS, MO 63133

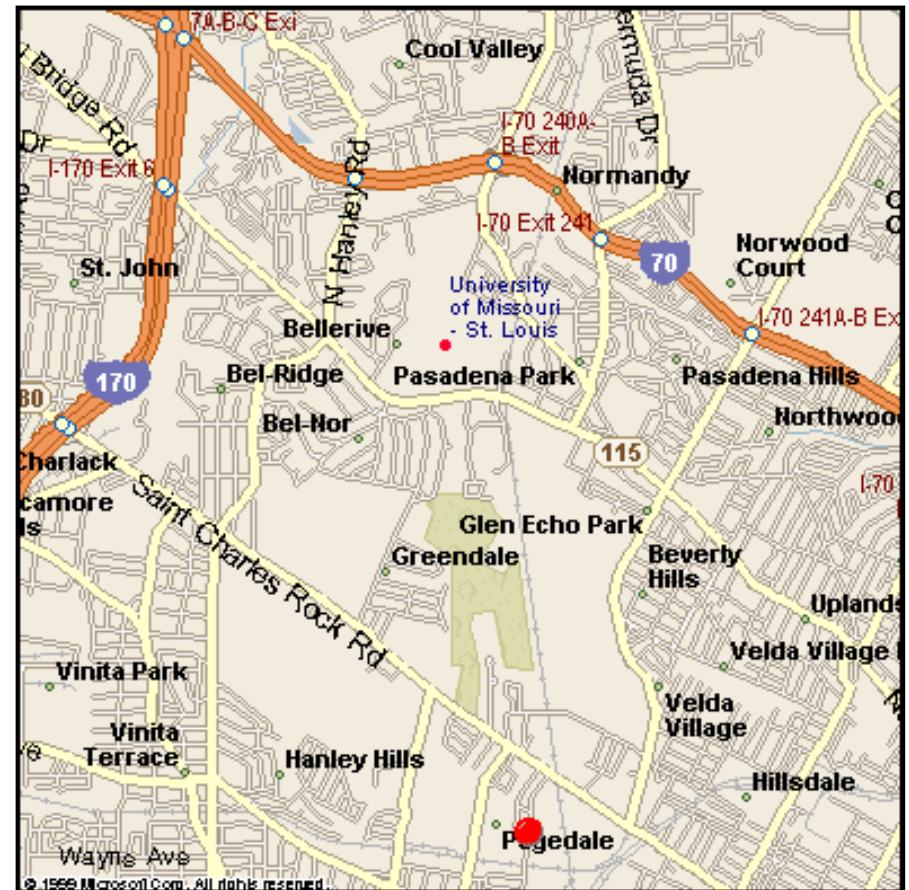
**Major Price Reduction!**



- 100,000± Sq. Ft. Leased (One (1) Tenant)
- 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: ~~\$5,950,000.00~~ (~~\$13.68 Per Sq. Ft.~~)

**Reduced Price: \$2,795,000.00 (\$6.43 Per Sq. Ft.)**



50,000± Sq. Ft. to 280,000± Sq. Ft. Available for Lease @ ~~\$1.95 Per Sq. Ft., NNN~~

**Reduced Lease Rate: \$1.75 Per Sq. Ft., NNN**

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



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