

# FOR SALE

28,000± SQ. FT. OFFICE/LIGHT MANUFACTURING



## 3232 SOUTH BRENTWOOD BLVD. WEBSTER GROVES, MO 63119

- 7,060 Square Foot Office
- 10'-18' Clear Ceiling
- 100% Air Conditioned
- 1,800 AMPS With Buss Duct
- One (1) Truck Dock / One (1) Drive-In
- 1.47± Acres
- Zoned "E" Industrial
- Eighty (80) Car Striped Parking

For Sale: ~~\$1,495,000.00~~ **Reduced Price: \$1,395,000.00**

**LEASED**  
**Until January 31, 2012**  
**To the**  
**Webster Groves Library**  
**@\$136,600.00 Per Year**

Contact: Peter Newton or John H. Shepley

**HILLIKER**

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