

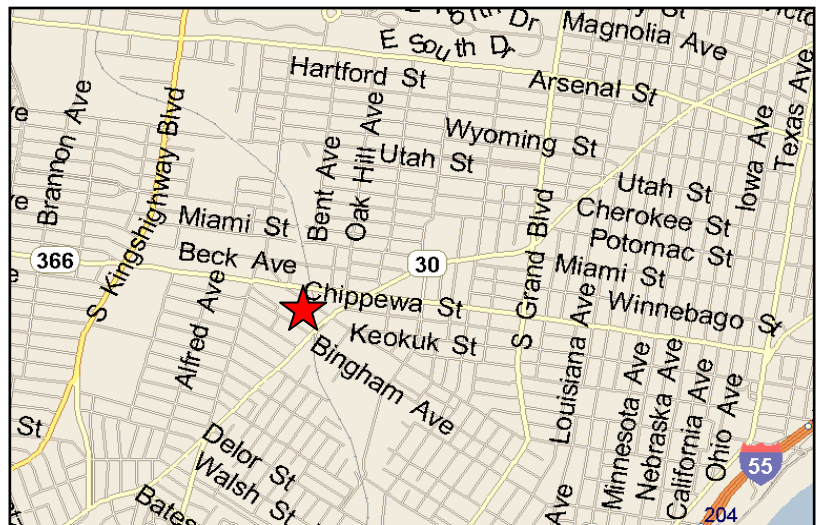
# FOR SALE OR LEASE

## 39,000± WAREHOUSE/OFFICE BLDG.



### 4164 CHIPPEWA ST. LOUIS, MO 63116

- All Concrete Construction
- 30 Car Parking
- Zoned "H" Commercial
- 2-Dock High Doors
- 1-Drive-In Loading
- Elevator Served
- 3 Phase Electric



Lease Rate: \$1.75 Per Sq. Ft, Modified Gross

Sale Price: ~~\$399,000.00~~ **\$319,000.00 (\$8.18 Per Sq. Ft.)**

Contact: Peter A. Pfeifer, SIOR



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