

For Sale or Lease

**300,000± Sq. Ft. - Divisible to 100,000± Sq. Ft.
Fully Renovated Industrial Facility - Union Seventy Area**



5105 Farlin Avenue St. Louis, MO - Easy Access to Interstate 70

- New Thermal Windows
- New Polyurea Roof
- Entirely Rebuilt Sprinkler System
- New, Multiple, 480V-3 Phase Services
- Loading: 8 Truck Docks
1 Drive-In Door
7 Rail Doors
- 20' Wide Interior Ramps
- Heavy, Sealed, Concrete Floors
- 2.23± Acre Site
- Zoned K- Unrestricted
- 10 Year Tax Freeze At \$8,000.00 / year



Lease Price: ~~\$2.00~~ Now Reduced: **\$1.25-\$1.50 Per Sq. Ft. MG**

Sale Price: ~~\$3,600,000.00~~ Now Reduced **\$2,385,000.00 (\$7.95 Per Sq. Ft.)**


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