

# FOR SALE OR LEASE

## 20,600± SQ. FT. OFFICE/WAREHOUSE

**PRICE REDUCED**



### 800 EDWIN ST. LOUIS, MO 63103 GRAND AND CHOUTEAU

- 3,000 Sq. Ft. Showroom/Office Space
- Ten (10) Perimeter Offices
- Open Cubicle Area - Conference Room
- Kitchen
- 25+ Car Parking
- 3 Dock Doors
- New Office H.V.A.C.
- 15' Clear Height in Warehouse
- Zoned "K" Industrial
- Excellent Highway Access, Between Hwy 40 & I-44
- 100% Sprinklered
- Fenced Outside Storage Available

~~For Sale \$775,000.00~~

**Price Reduced: \$675,000.00**

~~For Lease: \$3.95 Per Sq. Ft. MG~~

**Reduced Rate: \$3.25 Per Sq. Ft., MG**



HILLIKER CORPORATION

2001 SOUTH HANLEY ROAD  
SUITE 300 • ST. LOUIS, MO 63144

Contact: Patrick T. McKay

(314) 781-0001

Commercial • Industrial • Investment  
Real Estate Services

