

Industrial

435,000± Sq. Ft.

1431 KINGSLAND

**\$3 MILLION
PRICE REDUCTION**

Part of a 435,000± Sq. Ft. Multi-Tenant Warehouse. Great Opportunity for a User/Investor. Available for Lease: 55,000±/Sq. Ft. - and 54,000± -Sq. Ft. Additional Area for Trailer/Outside Storage. Rail Available. Please Call for Additional Information.
MAJOR SALE PRICE REDUCTION
Lease Rate: \$1.75 Per Sq. Ft., NNN
Reduced Price: \$2,795,000.00

(HAL C. BALL/BRIAN O'CONNELL)

350,000± Sq. Ft. to
5,000± Sq. Ft.

1717 OLIVE STREET

MAKE OFFER

An 8-Level Multi-Use Industrial, Office and Retail Building. 11' – 19' Ceiling, Sprinklered, Interior Truck Dock and Freight Elevator Served. Economical Steam Heat. 200 Car Garage Parking. 17' x 15' Bay Size. Great Value. **Full Floors Available**
Lease Rate: \$.99 - \$2.75 Per Sq. Ft., Modified Gross

(PATRICK T. MCKAY/POWELL KALISH)

300,000± Sq. Ft. to
100,000± Sq. Ft.

5105 FARLIN AVENUE (UNION SEVENTY CENTER) ST. LOUIS, MO

NEW LISTING

FULLY RENOVATED

TAX ABATEMENT

This fully Renovated Industrial Facility on 2.26± Acres is ideal for warehousing of manufacturing use. The 300,000± Sq. Ft. building has been Newly Renovated with a New Polyurea Roof, New Thermal Window Treatments and has Heavy 3-Phase Power with multiple meters for separate tenants. The floors have been Sealed and there are Wide Interior (20') Ramps which connect each level with the loading area. The facility has 20' x 20' Column Spacing, Eight (8) Truck Docks and One (1) 12' x 10' Drive-In Door. The Seven Rail Doors are served by Terminal Railroad. The property is under a Ten (10) year tax abatement with Real Estate Taxes Frozen at \$8,000 per year.

Lease Rate: \$1.25 Per Sq. Ft., Modified Gross (Building)
\$1.50 Per Sq. Ft., Modified Gross (\$100,000.00 Sq. Ft.)

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

(FRANK L. YOCUM)

226,000± Sq. Ft.

1600 NORTH BROADWAY

SOLD

226,000± Sq. Ft. Office/Warehouse Building on 4± Acres. New Electric, Plumbing and Lighting in 2005. 5,000± Sq. Ft. Leased at \$9,000.00 Per Month, 176,000± Sq. Ft. Great Space Available for User: 6,000± Sq. Ft. Creative Office Finish. Fenced Lot with Ample Parking. Excellent Access to Major Fiber Route. Proposed Bill Board Included. 26' Ceiling on Main Level and 12'-15' on Lower Level. Direct Dock Access to Both Levels.
Sale Price: \$2,995,000.00 (\$13.25 Per Sq. Ft.)

(HAL C. BALL)

160,000± Sq. Ft.

502 ORCHARD, NEW HAVEN, MO 63068

PRICE REDUCED

10% COMMISSION

\$375,000.00 for 160,000± Sq. Ft. Warehouse/Manufacturing Plant in New Haven, MO. Adjacent to MO Pac Railroad. Seven (6) Truck High Docks. Two (4) Drive-In Doors. Heavy Electric. Ceilings to 20± Feet.
Sale Price: ~~\$550,000.00 (\$3.50 Per Sq. Ft.)~~
Reduced Price: \$375,000.00 (\$2.34 Per Sq. Ft.)

(SCOTT E. MARTIN)

126,000± Sq. Ft.

5610 NATURAL BRIDGE

Two (2) Story Office/Warehouse Building Consisting of Approximately 126,000± Sq. Ft. The Property on the First Floor is 63,000± Sq. Ft., Direct Loading Would be Possible to the Second Floor. Five (5) Year Old Roof, Six (6) Docks & One (1) Drive-In with Rail Possible.
Sale Price: \$1,195,000.00

(PETER A. PFEIFER)

110,000± Sq. Ft.

101 FERRY STREET

**\$2.10 per Sq. Ft.
Land Value!!**

A 10.9± Acres Zoned 'K' Industrial Site Bounded by Terminal Plus Norfolk Southern Railroads. Improved with Four (4) Usable Industrial Buildings, 51,765± Sq. Ft. / 27,789± Sq. Ft. / 19,000± Sq. Ft. Presently Leased / and 14,000± Sq. Ft.. All Utilities w/Heavy Electric. The Lot is Fenced & Partially Paved. Less than a ½ Mile to I-70 Ramps.
Sale Price: \$995,000.00 (\$9.00 Per Sq. Ft.)

(JOHN H. SHEPLEY)

Industrial

103,000± Sq. Ft.

SOLD

1615 NORTH 25TH STREET

103,000± Sq. Ft., Single Level Building. 20 Years Old. 24ft. Ceilings. (5) Five Truck Docks, (5) Five Drive-In Doors. 6,000± Sq. Ft. Office. 120/208 and 480 Electric. 5.5± Acre Paved and Fenced Lot.

Sale Price: \$2,575,000.00 (\$25.00 Per Sq. Ft.)
HILLIKER)

(BEN M.

100,000± Sq. Ft. to
300,000± Sq. Ft.

FULLY RENOVATED

TAX ABATEMENT

5105 FARLIN AVENUE (UNION SEVENTY CENTER) ST. LOUIS, MO

This fully Renovated Industrial Facility on 2.26± Acres is ideal for warehousing of manufacturing use. The 300,000± Sq. Ft. building has been Newly Renovated with a New Polyurea Roof, New Thermal Window Treatments and has Heavy 3-Phase Power with multiple meters for separate tenants. The floors have been Sealed and there are Wide Interior (20') Ramps which connect each level with the loading area. The facility has 20' x 20' Column Spacing, Eight (8) Truck Docks and One (1) 12' x 10' Drive-In Door. The Seven Rail Doors are served by Terminal Railroad. The property is under a Ten (10) year tax abatement with Real Estate Taxes Frozen at \$8,000 per year.

Lease Rate: \$1.25 Per Sq. Ft., Modified Gross (Building)
\$1.50 Per Sq. Ft., Modified Gross (\$100,000.00 Sq. Ft.)

Sale Price: \$3,600,000.00

Reduced Price: \$2,385,000.00 (\$7.95 per Sq. Ft.)

(FRANK L. YOCUM)

97,404± Sq. Ft.

113 INDUSTRIAL DRIVE, NEW HAVEN, MO 63068

Warehouse with nineteen (19) truck high docks (including 8 cross docks). Ceiling Heights 13'9" to 21'6" clear. 5,000± Sq. Ft. Office and Break Room. Located within 100 yards of Highway 100.

Lease Rate: \$1.85 Per Sq. Ft., NNN

Sale Price: \$1,500,000.00

(SCOTT E. MARTIN)

95,000± Sq. Ft. to
55,000± Sq. Ft.

500 BITTNER

Office/Warehouse Space in a 95,000± Sq. Ft. Two Story Building, Great Office Space with Warehouse, Located off Hall Street, Adjacent to St. Louis Business Center. 55,000 – 95,000± Sq. Ft. Available, 4 Loading Docks, 1 Drive-In, Heavy 3 Phase Electric, Fenced Parking Lot for Trailers, etc.

For Lease: \$1.95 Per Sq. Ft. – First Floor

\$1.00 Per Sq. Ft. – Second Floor

(PATRICK T. MCKAY)

92,000± Sq. Ft.

6727 LANGLEY AVENUE

A Start of the Art 92,000± Sq. Ft. Sports & Fitness Facility, 5.55± Acres, Current Home of The St. Louis Sports Center. Renovated in 2009, 20' – 42' Ceilings Clearance, 200 Car Parking, 100% HVAC. Business Expansion Potential! Call for Details.

Sale Price: \$2,695,000.00 (\$29.35 Per Sq. Ft.)

(HAL C. BALL/JOHN H. SHEPLEY)

91,243± Sq. Ft.

8% Commission

1400 PALM

A Redevelopment or Warehouse Opportunity Just North of Crown Candy. Zoned "J" Industrial, Dock & Drive-In. Additional Ground Available Across Palm Street. 8% Commission.

Sale Price: \$395,000.00

(PATRYK KOWALCZYK/BRIAN O'CONNELL)

75,000± Sq. Ft.

NEW LISTING

4465 MANCHESTER AVENUE

This is a Rate Modern, High-Cube Warehouse in a Great Redeveloped Neighborhood in St. Louis City. 2.9± Acres, Eight (8) Docks with Seals and Levelers, Three (3) Recessed Docks, Two (2) Drive-In Doors, 16'-24' Clear (45,000± Sq. Ft. 24' Clear), 6,000± Sq. Ft. Office.

Lease Rate: \$2.95 Per Sq. Ft.

Sale Price: \$2,212,500.00 (\$29.50 Per Sq. Ft.)

(PETER NEWTON/H. MEADE SUMMERS)

Industrial

70,000± Sq. Ft.

9383-9387 DIELMAN INDUSTRIAL DRIVE

**MAJOR
PRICE REDUCTION**

Modern Office/Warehouse/Distribution Facility, Attractive Brick Facade, Currently 60% Leased. Available Space Consists of 70,000± Sq. Ft. with **25,000± Sq. Ft. of Updated Office Area** and 16' Clear Clean Warehouse with Heavy Power & Six (6) Truck Docks. Separate 25,000± Sq. Ft. Area is 100% Air Conditioned with Six (6) Truck Docks, 2,000± Sq. Ft. Office, and Heavy Power. This 200,000± Sq. Ft. Facility Sits on 10.3± Acre Site with 550 Parking Spaces.

Reduced Rate: for 70,000± Sq. Ft. Area \$2.95 Per Sq. Ft., NNN

Reduced Sale Price: \$5,950,000.00 (\$27.95 Per Sq. Ft.)

(HAL C. BALL/JAMES NEWMAN)

70,000± Sq. Ft.

3545 SCARLET OAK BOULEVARD

70,000± Sq. Ft. Office/Manufacturing Building on 3± Acres, Located in Tree Court Industrial Park.

5,000± Sq. Ft. Office, Eleven (11) Truck Docks, 18' Ceiling Height, Very Heavy Power, and Fully Sprinklered. Property is Leased for \$360,000.00 Per Year Through September 2012 (Possibly Available Sooner for User)

Sale Price: \$2,895,000.00 (\$41.36 Per Sq. Ft.)

(HAL C. BALL)

63,704± Sq. Ft.

5235 MANCHESTER

REDUCED

MAKE OFFER

Former Crown Foods Facility Freezer/Cooler/Food Production Facility with Eleven (11) Dock Doors Situated on 3.68± Acre Site. Site Fronts Manchester and Macklind Avenue. Diesel Pump with 9,300 Gallon In Ground Tank. Zoning K Unrestricted.

Sale Price: ~~\$1,475,000.00~~ Reduced Sale Price: \$1,250,000.00

For Lease: \$4,800.00 Per Month, MG 40,000± Sq. Ft. Freezer, Cooler, Office & Dock Area

\$1,250.00 Per Month, MG Front Office & Other Front Areas

\$1,250.00 Per Month, MG 2nd Floor Warehouse

(A. WILLIAM ASCHINGER)

55,453± Sq. Ft.

2150 S. 59TH STREET

Steel Distribution Building "On the Hill". Two foot thick concrete floors. Four (4) cranes, (1) 15 ton, (1) 10 ton with 33' ceilings. Two (2), 2 ton cranes with 21' ceilings. 5,000+/- sq. ft. office.

Lease Rate: \$3.00 Per Sq. Ft., NNN

Sale Price: \$1,700,000.00

(A. WILLIAM ASCHINGER)

55,000± Sq. Ft. or
95,000± Sq. Ft.

500 BITTNER

Office/Warehouse Space in a 95,000± Sq. Ft. Two Story Building, Great Office Space with Warehouse, Located off Hall Street, Adjacent to St. Louis Business Center. 55,000 – 95,000± Sq. Ft. Available, 4 Loading Docks, 1 Drive-In, Heavy 3 Phase Electric, Fenced Parking Lot for Trailers, etc.

For Lease: \$1.95 Per Sq. Ft. – First Floor

\$1.00 Per Sq. Ft. – Second Floor

(PATRICK T. MCKAY)

55,000± Sq. Ft.

1431 KINGSLAND

**\$3 MILLION
PRICE REDUCTION**

Part of a 435,000± Sq. Ft. Multi-Tenant Warehouse. Great Opportunity for a User/Investor. Available for Lease: 55,000+/-Sq. Ft. - and 54,000± -Sq. Ft. Additional Area for Trailer/Outside Storage. Rail Available. Please Call for Additional Information.

MAJOR SALE PRICE REDUCTION

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

Reduced Price: \$2,795,000.00

(HAL C. BALL/BRIAN O'CONNELL)

50,491± Sq. Ft.

3401 MORGANFORD

50,491± Sq. Ft. Warehouse with 5,000± Sq. Ft. Office on 4.53± Acres. Zoned Heavy Industrial (K), Outside Storage, Crane Served 14'-30' Clear Ceilings, Multiple Drive-In Doors, Dry Sprinkler.

Lease Rate: \$1.85 Per Sq. Ft., Modified Gross

Sale Price: \$ 1,250,000.00 (\$24.76 Per Sq. Ft.)

(JAMES NEWMAN/H. MEADE SUMMERS)

Industrial

49,350± Sq. Ft.

1101 16TH STREET GRANITE CITY, ILLINOIS, 62040

NEW LISTING

49,350± Sq. Ft. Heated Warehouse, Built to Warehouse and Distribute Steel from USS Steel Mill. Property has One (1) 10 Ton and One (1) 15 Ton Overhead Cranes, Four (4) 14' High Drive-In-Doors, One (1) Loading Dock. **Interior Rail Spur Served by T.R.R. A.**, New Roof, Large 2± Acre Site for Truck Parking- Outside Storage, 1,350± Sq. Ft. Offices – 5 Minutes from St. Louis via McKinley Bridge.

Income from Warehousing Steel Currently In Place would Like to Remain.

Lease Rate: \$4,500.00 Per Month, NNN

Sale Price: \$425,000.00 (\$8.61 Per Sq. Ft.)

(PATRICK T. MCKAY)

49,000± Sq. Ft.

85 CECELIA DRIVE. WASHINGTON, MO

With 12,000 Sq. Ft. Freezer

Warehouse On 4.99 Acres. 21'-17' Ceiling In 36,000 Sq. Ft. Also Freezer Warehouse of 12,000 Sq. Ft. with 15' Ceiling Height (Use As A Freezer Or As A Standard Warehouse). 1,000 Sq. Ft. Office. Six (6) Truck High Docks And Two (2) Drive-In Doors. Heavy Electric.

Lease Rate: ~~\$3.00 Per Sq. Ft., NNN~~

Reduced Lease Rate: \$2.50 Per Sq. Ft., NNN

Sale Price: ~~\$1,395,000.00~~

Reduced Sale Price: \$1,195,000.00

(SCOTT E. MARTIN)

45,000± Sq. Ft. to
5,000± Sq. Ft.

**5% COMMISSION TO
PROCURING AGENT**

815 CASS AVENUE

Centrally located at Hwy 70 and Cass South of New Hwy 70 Bridge. 800 Amps, 3-Phase Power, Sprinklered, Dock and Drive-In Loading. Trailer Parking. New Heating 2009.

Lease Rate: \$1.25 Per Sq. Ft., Modified Gross- Upper Floor

Lease Rate: \$1.95 Per Sq. Ft., Modified Gross- First Floor

(H. MEADE SUMMERS - OWNER/BROKER)

44,125± Sq. Ft.

3555 SCARLET OAK BOULEVARD

PRICE REDUCED

8,000± Sq. Ft. Office, Well Laid Out Office/Warehouse in Tree Court Industrial Park (Near 141 & I-44) with Six (6) Docks, One (1) Drive-In(10'x14'), 18' Clear Ceiling Height, Very Clean Building.

Sale Price: ~~\$2,195,000.00 (\$49.75 Per Sq. Ft.)~~

Reduced Sale Price: \$1,975,000.00 (\$44.76 Per Sq. Ft.)

(HAL C. BALL)

40,000± Sq. Ft. to
26,633± Sq. Ft.

**4% To
Procuring Broker
REDUCED**

827 KOELN AVENUE

26,633± – 40,000± Sq. Ft. Located off Highway 55, Across from the New Lowe's Retail Center at Germania. Rail Served, Four Truck (4) Docks, Wet Sprinkler, Off Street Parking. 15'-18' Ceiling Height, 3-Phase Power.

Lease Rate: ~~\$2.25 Per Sq. Ft., Modified Gross~~

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

(H. MEADE SUMMERS-OWNER/BROKER)

39,000± Sq. Ft.

4164 CHIPPEWA

8% COMMISSION

MAKE OFFER

39,000± Sq. Ft., Three Story Warehouse/Office. All Concrete Construction, Elevator Served and 3-Phase Electric. Originally Built for Shoe Manufacturing, Last Use Food Warehouse and Distribution. Thirty (30) Car Parking, 2 Dock High Loading Positions and a Drive-In.

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

Sale Price: ~~\$399,000.00~~

Reduced Price: \$319,000.00

(PETER A. PFEIFER)

38,000± Sq. Ft.
15.2± Acres

MAKE OFFER

8773 COMMERCIAL BOULEVARD, PEVELY, MO

15.2± Acre Site with 38,000± Sq. Ft. of Air Conditioned Buildings. Currently Pevely Flea Market. Over 1,400± feet of Frontage on Highway 61/67. Adjacent to Union Pacific Rail. Will Divide to

Sale Price: \$1,950,000.00

(SCOTT E. MARTIN)

Industrial

37,120± Sq. Ft. to
20,000± Sq. Ft.

NEW LISTING

3515 PAPIN STREET

A County Building in the City. 24' Clear Ceilings, 40' Column Spacing, Dry Sprinkler, 1,500± Office, Seven (7) Truck Docks One (1) Drive-In, Heavy 3-Phase Power, Located at Chouteau and Grand Between Highways 40 & 44.

Lease Rate: \$2.95 Per Sq. Ft. Modified Gross

(H. MEADE SUMMERS-OWNER/BROKER)

32,000± Sq. Ft.

PRICE REDUCED

6301 MANCHESTER AVENUE

Well Maintained Masonry Building Located Just West of Hampton Avenue, Building Consists of 32,000± Sq. Ft. ,With 3,780±Sq. Ft. Office Finish, Partially Air Conditioned Warehouse, 12' – 14' Ceiling Heights, Fully Sprinklered, Heavy 3-Phase Electric, Two (2) Dock-High Loading Doors, Excellent Access to I-44 & I-40/64, Zoned –J- Industrial.

Lease Rate: \$3.25 Per Sq. Ft., Gross

Sale Price: ~~\$650,000.00~~

Reduced Sale Price:\$590,000.00

(PATRICK T. MCKAY)

31,200± Sq. Ft.

LEASED

3 SOUTHLINK DRIVE, WASHINGTON, MO 63090

Manufacturing or Warehouse Building on 7± Acres. Four (4) Truck High Docks and One (1) Drive-In Door. Heavy Electric (3-Phase, 1,600 AMPS,480 Volt Service). 2,800± Sq. Ft. Office & Lab. 12'-18' Ceiling. Sprinklered, Air Lines, Floor Drains.

Lease Rate: \$2.75 Per Sq. Ft., Modified Gross

Sale Price: \$750,000.00 (\$24.00 Per Sq. Ft.)

(SCOTT E. MARTIN)

29,300± Sq. Ft.

**GREAT OFFICE
FOR NON-PROFIT
LOTS OF PARKING**

3738 CHOUTEAU

Up to 16,800 +/- Sq. Ft. Office and 12,500+/- Sq. Ft. Warehouse for a total of 29,300+/- Sq. Ft. Office/Warehouse. Nicely Maintained Property, New Windows, Tuckpointing, Painting, Etc. Wet Sprinklered Throughout. 100+/- Car Parking. Minutes to Highways 40 & 44.

Lease Rates: \$1,900.00/Month for 2,200± Sq. Ft. 1st Floor Rear Office

\$4,650.00/Month for 6,200± Sq. Ft. 1st Floor Front Office

\$5,600.00/Month for 8,400± Sq. Ft. 2nd Floor Office

\$2,900.00/Month for 12,500± Sq. Ft. Warehouse

Sale Price: \$950,000.00

(A. WILLIAM ASCHINGER)

29,000± Sq. Ft.

MAKE OFFER

4971 FYLER AVENUE

Just West of South Kingshighway Excellent Dock & Drive-In Loading 34ft X 20ft Column Spacing, Outside Storage Available. Zoned "K" Industrial.

Lease Rate: \$2.95 Per Sq. Ft., Modified Gross

(JAMES NEWMAN)

28,125± Sq. Ft.

1464 HOELZER COURT

Three (3) Truck High Docks and Three (3) Drive-In Doors. Ceiling Heights to 18'. 2,500± Sq. Ft. Office and 400± Sq. Ft. Office. 28,125± Sq. Ft. Divisible to 3,125±; 10,000± or 18,000± Sq. Ft.

Lease Rate: \$4.75 Per Sq. Ft., Modified Gross

(SCOTT E. MARTIN)

28,020± Sq. Ft.

LEASED

2300-2316 SALENA STREET

28,020± Sq. Ft. Centrally Located at Highway 55 and Gravois behind Soulard. 1,500± Sq. Ft. Office, Dock and Drive-In Loading, Sprinklered, 480 3 Phase.

Lease Rate: \$2.25 Per Sq. Ft., Modified Gross

(H. MEADE SUMMERS, – OWNER/BROKER)

28,000± Sq. Ft.

3232 S. BRENTWOOD BLVD. (WEBSTER GROVES,MO)

28,000 SQ. Ft. Metal Single Level With Partial Mezzanine. 7,000 Sq. Ft. Office, 10'-18' Clear Ceiling. 100% Air Conditioned. 1,800 AMP With Buss Duct. Air Lines, One (1) Dock, One Drive-In Door, 1.47 Acres Zoned "E" Industrial, Eighty (80) Striped Parking Spaces.

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

Sale Price: \$1,395,000.00

(PETER NEWTON/JOHN H. SHEPLEY)

Industrial

27,436± Sq. Ft. to
11,776± Sq. Ft.

NEW LISTING

141 MILLWELL DRIVE

Three (3) Tenant Office/Warehouse Building For Sale. 17'-27' Warehouse Ceilings – Five (5) Dock Doors – One (1) One Drive-In Door. Heavy 3-Phase Electric.
11,776± Sq. Ft. Available with One (1) Loading Dock and 16% Office Finish.
An Excellent Office- Warehouse Value in Westport.

Lease Rate: \$4.45 Per Sq. Ft.

Sale Price: \$675,000.00 (\$24.60 Per Sq. Ft.)

(PATRICK T. MCKAY)

27,100± Sq. Ft.

1900-1928 MARTIN LUTHER KING DR.

An Excellent Re-Development Project Located In The "Downtown-West Loft District".
This 27,100± Sq. Ft. Property Encompasses A Large Three (3) Story "Loft Building" And A One (1) Story Smaller Section With One (1) Loading Dock., The Property Sits On A Very Large 1.12± Acre Paved site. Property Fronts An Entire Block Between 19th & 20th Streets.

For Sale: \$695,000.00

(PATRICK T. MCKAY)

27,000± Sq. Ft.

102 EAST INDUSTRIAL DRIVE

Manufacturing Building. Heavy Electric Services, 14' High X 12' Wide Drive-In and Four (4) Truck High Docks, 24' Eave Height in 12,000± Sq. Ft. and 14' Eave Height in 15,000± Sq. Ft., Floor Drains, Sprinklered, 3,000± Sq. Ft. Office, and 5.53± Acre Site.
Located in Franklin County West of Washington.

Sale Price: \$899,000.00

MARTIN)

(SCOTT E.

27,000± Sq. Ft. TO
13,500± Sq. Ft.

MAKE OFFER

3000 LOCUST

27,000± Sq. Ft. On Two (2) Levels Constructed of Brick & Concrete. The Historic Nash Building was Built in 1920, with 13' Ceilings, One (1) Dock, One (1) Drive-In Door and a 33± Car Parking Lot. Ideal for Renovation.

Lease Rate: \$3.50 Per Sq. Ft., NNN

Sale Possible
NEWMAN)

(JOHN H. SHEPLEY/JAMES

26,633± Sq. Ft. to
40,000± Sq. Ft.

**4% To
Procuring Broker**

REDUCED

827 KOELN AVENUE

26,633± – 40,000± Sq. Ft. Located off Highway 55, Across from the New Lowe's Retail Center at Germania. Rail Served, Four Truck (4) Docks, Wet Sprinkler, Off Street Parking. 15'-18' Ceiling Height, 3-Phase Power.

Lease Rate: \$2.25 Per Sq. Ft., Modified Gross

Rate Reduced: \$1.75 Per Sq. Ft.

(H. MEADE SUMMERS-OWNER/BROKER)

26,436± Sq. Ft

5200 MANCHESTER ROAD

20,586-26,436 Sq. Ft. With 15'-25' Ceiling Height, Interior And Exterior Docks Three (3) Total, Three Drive-In Doors, And 1 ½ Acres Of Fenced Outside Storage.

Lease Rate: \$2.95 Per Sq. Ft., Modified Gross

(POWELL KALISH.)

26,178± Sq. Ft.

MAKE OFFER

2115 HICKORY STREET

26,000± Sq. Ft. Single Level Warehouse with 23,000± Sq. Ft. Additional Lower Level. 14' Clear Ceilings, Fully Sprinklered, Two (2) Loading Docks, One (1) Drive-In Door.
Historic Tax Credit Potential, Adjacent to "Lofts on Lafayette Square."

Sale Price: \$750,000.00 (28.85 Per Sq. Ft.)

(BRIAN O'CONNELL/POWELL KALISH)

25,896± Sq. Ft.

PRICE REDUCED

MAKE OFFER

215 LOMBARD STREET

Industrial Office/Warehouse with Two (2) Docks, Two (2) Drive-Ins, One (1) Van-High. Quick Access to Major Highways. Second Floor Offices Have Rehab Potential. 1.19± Acre Parcel Abundant Truck and Car Parking.

Sale Price: ~~\$350,000.00~~ (\$13.52 Per Sq. Ft.)

Reduced Price: \$239,000.00 (\$9.24 Per Sq. Ft.)

(BRIAN O'CONNELL/JAMES NEWMAN)

Industrial

25,516± Sq. Ft. to
12,000± Sq. Ft.

9353-9375 WATSON INDUSTRIAL DRIVE

6,940± Sq. Ft. Office Warehouse/Manufacturing Building Includes 100 Car Parking, Three Phase – 220 Volt – 1200 Amp, Dock and Drive-In Loading. 100% Dry Sprinklered, Rubberized Roofing.

Lease Rate: \$3.50 Per Sq. Ft., Modified Gross

Sale Price: \$1,100,000.00

(H. MEADE SUMMERS)

23,865± Sq. Ft.

9380 WATSON INDUSTRIAL PARK

Affordable Industrial Alternative in the County. One Story Concrete Block & Metal Construction. Mezzanine Office. 5,043± Mezzanine Storage. Possibility for 18' High-Bay Section (If Mezzanine Office is Removed) Four (4) Docks. Two (2) Drive-Ins. 3-Phase & Single Phase Power. Possibility for Multi Tenant Building.

Lease Rate: \$2.50 Per Sq. Ft.

Sale Price: \$495,000.00 (\$20.74 Per Sq. Ft.)

Reduced Sale Price: \$410,000.00 (\$17.18 Per Sq. Ft.)

(PETER A. PFEIFER/BRIAN O'CONNELL)

8% COMMISSION

MAKE OFFER

23,000± Sq. Ft.

2128 SCHUETZ ROAD

Well Situated Office/Warehouse in Westport. Take Possession With or Without a Tenant, Currently Pay \$2,500.00 Per Month For 2,500 Sq. Ft. of Office Space. 3,500± Sq. Ft. of Office Remain For Owner/User Along with 20,654± Sq. Ft. of Warehouse Which Include Two (2) Docks and a Large Drive-In. Three Phase Electric and Generous Parking is Just A Couple of the Amenities Found On Site. 20,500± Sq. Ft. Available For Lease.

Lease Rate: \$3.95 Per Sq. Ft., Modified Gross

Sale Price: \$1,050,000.00 (\$39.39 Per Sq. Ft.)

Reduced Sale Price: \$969,900.00 (\$42.17 Per Sq. Ft.)

(PETER A. PFEIFER)

PRICE REDUCED

\$10,000.00

**PROCURING
BROKER SALE
BONUS**

21,264± Sq. Ft.

9804 PAGE

21,264± Sq. Ft. 100% Air Conditioned Office/Warehouse. Nearly 20% Office Finish, 100% Sprinklered, 3-Phase Electric, Dock and Drive-In Loading. The Property is Adjacent to 9800 Page & 1641 Deilman and Can Be Combined for a total of 3.68± Acres Improved with 77,104± Sq. Ft. of Buildings.

Sale Price: \$975,000.00

Reduced Sale Price: \$745,000.00 (\$35.47 Per Sq. Ft.)

(PETER A. PFEIFER)

SOLD

20,607± Sq. Ft.

101 INDUSTRIAL PARK DIRVE; SULLIVAN, MO 63080

20,607± Sq. Ft. Warehouse Building on 3.3± Acres has 2,850± Sq. Ft. of Office, One (1) Drive-In (12'x14'), Two (2) Docks, and 15'-18' Clear Ceilings.

Lease Rate: \$3.75 Per Sq. Ft., NNN

Sale Price: \$750,000.00

(JAMES NEWMAN)

NEW LISTING

20,600± Sq. Ft.

800 EDWIN STREET

Great Access to All Highways, Located Between I-44 & Highway 40 at Grand & Chouteau. 3,000± Sq. Ft. Office/Showroom with Ten (10) Perimeter Offices and Large Open Workstation Area. Great Glass line in Offices. New H.V.A.C. in Office Area. Warehouse has 15ft Ceilings, Three (3) Dock Doors, (Potential for outside storage Ramp for Drive-In), 100% Sprinklered, 3-Phase Electric, **Very Clean Building**. Private Twenty Five (25) Car Parking Lot. Zoned "K" Unrestricted.

Lease Rate: \$3.95 Per Sq. Ft., Modified Gross

Reduced Lease Rate: \$3.25 Per Sq. Ft., Modified Gross

Sale Price: \$775,000.00 (\$37.62 Per Sq. Ft.)

Reduced Sale Price: \$675,000.00 (\$32.77 Per Sq. Ft.)

(PATRICK T. MCKAY)

REDUCED

20,000± Sq. Ft. to
10,000± Sq. Ft.

10370-10380 PAGE INDUSTRIAL BOULEVARD

Two (2) 10,000± Sq. Ft. Bays, 15%-25% Office/Showroom, Dock Loading, 3-Phase Power, Outside Storage Possible.

Lease Rate: \$2.95 Per Sq. Ft., Modified Gross

(JEFFREY J. ALTVATER)

Industrial

20,000± Sq. Ft. to
10,000± Sq. Ft.

9353-9375 WATSON INDUSTRIAL DRIVE

70,000± Sq. Ft. Office/Warehouse/Manufacturing Building Includes 100 Car Parking, Three Phase – 220 Volt – 1200 Amp, Dock and Drive-In Loading. 100% Dry Sprinklered, Rubberized Roofing.

REDUCED

Lease Rate: ~~\$2.95 Per Sq. Ft., Modified Gross~~

Lease Price Reduced: \$2.25-\$5.50 Per Sq. Ft., Modified Gross

Sale Price: \$1,100,000.00

(H. MEADE SUMMERS)

19,800± Sq. Ft.

10820 AMBASSADOR BOULEVARD

19,800± Sq. Ft. Office/Warehouse, 2,400± Sq. Ft. Office Three (3) Docks, 16' Ceilings. Located in Warson Lindbergh Industrial Park.

Lease Rate: \$5.25 Per Sq. Ft., Modified Gross

(JEFFREY J. ALTVATER)

19,800± Sq. Ft.

1410 NORTH BROADWAY

This almost 20,000 ± Sq., Ft. building, on three levels, is wonderfully restored throughout. The office on the second level has the same unbelievable finishes as the loft on the whole third floor, and there is another loft on the second floor that is partially finished. The warehouse on the first floor is incredibly clean, everything is to code, and one of the three 2,200 Sq. Ft. bays has a drive-in door for interior parking and a dock. It has a full basement in all three bays. The finishes are incredible and must be seen to be believed.

Sale Price: \$1,320,000.00 (\$66.67 Per Sq. Ft.)

(PETER NEWTON)

19,620± Sq. Ft.

9250 RIVERVIEW

12.5± Acres – **Rocked & Fenced** with Two (2) Industrial Buildings Built in 1979 -10,620± Sq. Ft. Truck-Vehicle Maintenance Building with Seven (7) 16ft. Drive-In Doors and 1,500± Sq. Ft. Office Space. 9,000± Sq. Ft. Building with Two (2) Drive-Thru Doors – One on Each End. Zoned “K” Unrestricted. Adjacent Land Available – Up to 24± Acres -

Great Trucking Company or Contractor Site.

Sale Price \$1,250,000.00

(PATRICK T. MCKAY)

19,200± Sq. Ft.

4930 MCREE

19,200± Sq. Ft. Office/Warehouse Space with Approximately 700± Sq. Ft. Office, 18' Ceiling Height, Two (2) Dock High Doors, One (1) Ramped Drive-In 3-Phase Electrical Service, Fully Sprinklered, Floor Drains, Conveniently Located at Highway I-44 & Kingshighway

LEASED

Lease Rate: ~~\$3.50 Per Sq. Ft., Modified Gross~~

Reduced Rate: \$2.95 Per Sq. Ft., Modified Gross

(JEFFREY J. ALTVATER)

18,416± Sq. Ft. or
8,000± Sq. Ft. to
10,416± Sq. Ft.

10665 BAUR BOULEVARD

8,000± Sq. Ft. Warehouse/Storage Space, 16' Clear Ceiling Height, Loading platform and Two (2) Over-Sized Doors with Dock Space and Ramp, Utilities Included In Lease Rate, Additional 1,800± Sq. Ft. Of Heavy Capacity Mezzanine Space, Product Receiving Available, 10,000± Sq. Ft. Office/Warehouse with Drive-In and Dock Doors. Total Building Size 18,416 Sq. Ft.

Sale Price: \$1,080,000.00

Lease Rate: \$3.50 Per Sq. Ft. (Utilities Included in Lease Rate) 8,000± Sq. Ft.

Lease Rate: \$6.00 Per Sq. Ft., NNN 10,000± Sq. Ft.

(POWELL KALISH)

18,000± Sq. Ft.

4230 NATURAL BRIDGE

18,000± Sq. Ft. Office/Warehouse on a One (1) Acre Lot. Two (2) Large 16' Drive-In Doors with Drive Through Capabilities, Potential Cell Tower.

PRICE REDUCED

Sale Price: ~~\$349,000.00~~

Reduced Price: \$239,000.00

(JEFFREY J. ALTVATER)

Industrial

18,000± Sq. Ft.

1495 EAST PEARCE BOULEVARD

**OWNER
FINANCING**

4,800± Sq. Ft. Office/Wet Lab Space, 4,000± Sq. Ft. 2nd Floor Storage, 3.40 Acre Site (Potential Expansion) Three (3) Dock-Doors/ Levelers & Seals, One (1) 12'x14' Drive-In, 21' Ceiling Height in Warehouse, 1,200 Amps Service, Three (3) 10,000 lb. Floor Scales. Fully Sprinklered.

Constructed in 1987, Extremely Clean Facility,

Great Interstate Access to 1-70 & 40/61 **ADJACENT TO G.M. PLANT**

~~Lease Rate: \$5.95 Per Sq. Ft., NNN~~

Reduced Lease Rate: \$4.95 Per Sq. Ft., NNN

~~Sale Price: \$1,195,000.00 (\$54.32 Per Sq. Ft.)~~

Reduced Sale Price: \$995,000.00 (\$55.28 Per Sq. Ft.)

(PATRICK T. MCKAY)

16,000± Sq. Ft. to
12,000± Sq. Ft. to
4,000± Sq. Ft.

10800 AMBASSADOR

**NEW LISTING
PRICE REDUCED**

12,000± TO 16,000± Sq. Ft. Office Warehouse, 15% Office, 3-4 Docks, 14' Large Drive-In at Grade, Floor Drains.

~~Lease Rate: \$5.25 Per Sq. Ft., Modified Gross~~

Reduced Rate: \$4.95 Per Sq. Ft., Modified Gross

(JEFFREY J. ALTVATER)

16,000± Sq. Ft.

36-44 KIRKHAM INDUSTRIAL DRIVE (WEBSTER GROVES, MO)

PRICE REDUCED

16,000± Sq. Ft. Single Level, Insulated Metal Office/Light Manufacturing Building. 4,300 Sq. Ft. Sq. Ft. Office, 13'-14' Ceilings, 100% Air Conditioned, 1,200 AMP Electric With Buss Duct. Air Lines, Two (2) Docks, and Two (2) Drive-In doors. .83 Acres Zoned Industrial.

~~Lease Rate: \$6.95 Per Sq. Ft., Modified Gross~~

Reduced Lease Rate: \$6.45 Per Sq. Ft., Modified Gross

~~Sale Price: \$880,000.00 (\$55.00 Per Sq. Ft.)~~

Reduced Sale Price: \$795,000.00 (\$49.69 Per Sq. Ft.)

(PETER NEWTON/JOHN H. SHEPLEY)

15,980± Sq. Ft.

703 NORTH 13TH STREET

Showroom - Creative Office – Light Manufacturing – Assembly - Warehouse Near Washington Avenue & Tucker Boulevard,. First Floor Space of the Elder Shirt Lofts with Four Sides of Window Line. 3,500± Sq. Ft. of Office Finish. 12,480± Sq. Ft. of Open Warehouse Space with Concrete Floors, 14' Ceilings, One (1) Dedicated Truck Dock, Wood Columns, Very Heavy Electric 3-Phase. **BANK OWNED**

Sale Price: \$539,000.00 (\$33.75 Per Sq. Ft.)

(PATRICK T. MCKAY/SCOTT E. MARTIN)

15,347± Sq. Ft.

6121 WELLS AVENUE

10% Commission

.26 Acre Lot Improved with 15,347± Sq. Ft. Retail/Warehouse Building 75% Air Conditioned Space. Two (2) (10'X16') Dock High Doors, Wet Sprinklered, 3-Phase Power

Sale Price: \$150,000.00 (\$9.77 Per Sq. Ft.)

(JAMES

NEWMAN)

14,000± Sq. Ft.

160 OLD STATE ROAD, ELISVILLE, MO 63021

NEW LISTING

This Office/Warehouse/Service Center with Three (3) Docks and a Loading Platform Sits on 1.8± Acres. It has a New Roof and the Parking Lot (65± Cars) was Resealed (Sept. 2011). Appraised (Sept. 2011) for more than \$150,000 of the asking price.

Sale Price: \$650,000.0 (\$45.77 Per Sq. Ft.)

(PETER NEWTON)

13,600± Sq. Ft.

3916 GERALDINE

PRICE REDUCED

13,600± Sq. Ft. Office/Warehouse On 2.17± Acres Five (5) Drive-In Doors, One (1) Dock Door. 10'-16'- Clear Ceilings.

~~Sale Price: \$395,000.00~~

Reduced Price: \$295,000.00

(JAMES NEWMAN/H.MEADE SUMMERS)

13,500± Sq. Ft.

4425-4431 HUNT AVENUE

**NEW LISTING
4% to PROCURING
BROKER**

Centrally Located Between Highway 40 & Highway 44, 875± Sq. Ft. Office, 18' Ceilings, Two (2) Docks, with Levelers, One (1) Drive-In, And Fenced Yard Area.

Lease Rate: \$2.75 Per Sq. Ft., Modified Gross

(H. MEADE SUMMERS- OWNER/BROKER)

Industrial

13,500 ± Sq. Ft. TO
27,000± Sq. Ft.

MAKE OFFER

3000 LOCUST

27,000± Sq. Ft. On Two (2) Levels Constructed of Brick & Concrete. The Historic Nash Building was Built in 1920, with 13' Ceilings, One (1) Dock, One (1) Drive-In Door and a 33± Car Parking Lot. Ideal for Renovation.

Lease Rate: \$3.50 Per Sq. Ft., NNN

Sale Possible
NEWMAN)

(JOHN H. SHEPLEY/JAMES

13,500± Sq. Ft.

4870 NATURAL BRIDGE

This Automotive Sale Building has Been in Continuous Operation as Sherman Motors Since 1949, and was Originally a Nash and Lincoln Dealership. It has a Large Indoor Car Lot, Service Area, and Offices. The Used Car Sales License is Included, but the Rights to the Name are not.

Sale Price: \$395,000.00

(PETER NEWTON)

12,500± Sq. Ft
To 7,500± Sq. Ft.

4346 GREEN ASH

12,500± Sq. Ft. Office/Warehouse Corner Suite With Windows In Offices And Warehouse. 16' Clear Ceiling Height. 25% Office.3-Phase Electric, Dock-Hi Loading 27'X27' Column Spacing Wet Sprinklered. Will Consider a Short Term Lease.

Lease Rate; ~~\$4.75 Per Sq. Ft. NNN~~

Reduced Lease Rate: \$3.75 Per Sq. Ft., NNN

(JEFFREY J. ALTVATER)

12,000± Sq. Ft. to
4,000± Sq. Ft.

10800 AMBASSADOR

12,000± TO 16,000± Sq. Ft. Office Warehouse, 15% Office, 3-4 Docks, 14' Large Drive-In at Grade, Floor Drains.

Lease Rate: ~~\$5.25 Per Sq. Ft., Modified Gross~~

Reduced Rate: \$4.95 Per Sq. Ft., Modified Gross

(JEFFREY J. ALTVATER)

NEW LISTING

PRICE REDUCED

12,000± Sq. Ft.

115 FLIER DRIVE, PACIFIC, MO

Industrial Space with Drive-In Door, 100% Air Conditioned, Heavy Electric, 20+ Car Parking. 1,350± Sq. Ft. of Showroom/Flex Space. Quick Access to I-44 in Pacific, MO.

Lease Rate: ~~\$4.95 Per Sq. Ft., Modified Gross~~

Reduced Rate: \$3.95 Per Sq. Ft., Modified Gross

(SCOTT E. MARTIN)

REDUCED

12,000± Sq. Ft. to
25,516 ± Sq. Ft.

9353-9375 WATSON INDUSTRIAL DRIVE

6,940± Sq. Ft. Office Warehouse/Manufacturing Building Includes 100 Car Parking, Three Phase – 220 Volt – 1200 Amp, Dock and Drive-In Loading. 100% Dry Sprinklered, Rubberized Roofing.

Lease Rate: \$3.50 Per Sq. Ft., Modified Gross

Sale Price: \$1,100,000.00

SUMMERS)

(H. MEADE

11,776± Sq. Ft. to
27,436± Sq. Ft.

141 MILLWELL DRIVE

Three (3) Tenant Office/Warehouse Building For Sale. 17'-27' Warehouse Ceilings – Five (5) Dock Doors – One (1) One Drive-In Door. Heavy 3-Phase Electric.

11,776± Sq. Ft. Available with One (1) Loading Dock and 16% Office Finish.

An Excellent Office- Warehouse Value in Westport.

Lease Rate: \$4.45 Per Sq. Ft.

Sale Price: \$675,000.00 (\$24.60 Per Sq. Ft.)

(PATRICK T. MCKAY)

NEW LISTING

11,400± Sq. Ft.

2020 NORTH 9TH STREET

Office-Warehouse/Contractor's Building Located at North 9th & Madison Between I-70 & Broadway. Excellent I-70 Accessibility. Building has Drive-In Doors One (1) 12' & One (1) 10', Heavy Load Concrete Floors , 3-Phase Electric Service, Hydraulic Floor Lift to Unload Trucks, 1,000± Sq. Ft. Nicely Paneled Office Space, 14' Ceilings in Warehouse , Built in 1924. Zoned "J" Industrial

Sale Price: ~~\$195,000.00 (\$17.10 Per Sq. Ft.)~~

Reduced Sale Price: \$170,000.00 (14.91 Per Sq. Ft.)

(PATRICK T. MCKAY)

The above information is from appropriate sources but is not guaranteed.

PAGE

Industrial

11,096± Sq. Ft. to
6,350± Sq. Ft. to
4,750± Sq. Ft.

NEW LISTING

103-105 ARC DRIVE, MARYLAND HEIGHTS

A Class "A" Flex Building Built in 2003 Within Duke's Lakeside Crossing Development. Two Vacancies: 4,750± Sq. Ft. Mezzanine Office with Four (4) Offices, Break Area and Two (2) Large Open Areas. And 6,350± Sq. Ft. Office/Warehouse with Nine (9) Offices, Computer Room, Break Area and 1,800± Sq. Ft. of Warehouse with 18' Ceilings, One (1) Dock (Drive-In Possible)

24 Hour Camera Security, Back-Up Electric Generator, and Free Parking.

Lease Rate: 4,750± Sq. Ft. Mezzanine Office- \$7.75 Per Sq. Ft., NNN
6,350± Sq. Ft. Office Warehouse - \$6.95 Per Sq. Ft., NNN

(JOHN H. SHEPLEY)

10,800± Sq. Ft.

918 LA BEAUME

Priced to Sell, - 10,800± Sq. Ft. Industrial Complex. Consisting of a Three Story Warehouse with One (1) Grade Level Garage Door, with First Floor Offices and Upper Two (2) Floors Storage. The other attached Building Warehouse -Truck Repair is 2,835± Sq. Ft. -Clear Span with One (1) 14' High Drive-In Door- Includes -Large Fenced and Rocked Lot for Outside Storage or Parking.

Sale Price: \$145,000.00 (\$13.43 Per Sq. Ft.)

(PATRICK T. MCKAY/PETER A. PFEIFER)

10,309± Sq. Ft.

120 OLD MERAMEC STATION ROAD

Hard to Find, Freestanding, 10,309± Sq. Ft. Commercial Fabrication Shop. Great West County Location at Highway 141 & Manchester Rd. Building has Two (2) Drive-In Doors, Heavy 3-Phase Electric, Floor Drains and **Fenced Outside Storage**. Great Offices with Granite & Marble Accents. Priced to Sell!. Adjacent Land also for Sale with Hilliker Corporation.

Sale Price: \$375,000.00 (\$36.38 Per Sq. Ft.)

(PATRICK T. MCKAY)

10,416± Sq. Ft. to
8,000± Sq. Ft. or
18,416± Sq. Ft.

10665 BAUR BOULEVARD

8,000± Sq. Ft. Warehouse/Storage Space, 16' Clear Ceiling Height, Loading platform and Two (2) Over-Sized Doors with Dock Space and Ramp, Utilities Included In Lease Rate, Additional 1,800± Sq. Ft. Of Heavy Capacity Mezzanine Space, Product Receiving Available, 10,000± Sq. Ft. Office/Warehouse with Drive-In and Dock Doors. Total Building Size 18,416 Sq. Ft.

Sale Price: \$1,080,000.00

Lease Rate: \$3.50 Per Sq. Ft. (Utilities Included in Lease Rate) 8,000± Sq. Ft.

Lease Rate: \$6.00 Per Sq. Ft., NNN 10,000± Sq. Ft.

(POWELL KALISH)

10,000± Sq. Ft.

9322-9324 DIELMAN INDUSTRIAL DRIVE

20,000± Sq. Ft. Office/Warehouse Building Available For Sale with 10,000± Sq. Ft. Leased for 7+ years. 10,000± Sq. Ft. Office/Warehouse Available For Lease.

Available Space has 10% Office Finish and Three (3) Loading Docks.

Sale Price: \$1,195,000.00 (\$59.75 Per Sq. Ft.)

Lease Rate: \$5.95 Per Sq. Ft., Modified Gross

(HAL C. BALL/POWELL W. KALISH)

10,000± Sq. Ft.

3353 HOLLENBERG

Office/Warehouse With 50%± Office Finish. Thirty Three (33) Car Parking. 1.08± Acre Site. Three (3) Drive-In Doors. Possibility For Multi-Tenant Building. Good Visibility and Presence.

Sale Price: \$575,000.00 (\$57.50 Per Sq. Ft.)

Lease Rate: \$6.50 Per Sq. Ft., Modified Gross

(BRIAN O'CONNELL)

10,000± Sq. Ft.

4920 NORTHRUP

Half of this Building is Currently Operation as a Night Club. The Other Half is Partially Finished for an Expansion that did not Occur, and has a Period, Barrel Vault Ceiling, Roughed In Plumbing, and Some Stud Walls. There is A Bill Board on the Property that Can Be Included for an Additional \$180,000.00. It Generates about \$20,000.00 in Revenue Per year.

Sale Price: \$599,000.00

NEWTON)

(PETER

10,000± Sq. Ft. to
20,000± Sq. Ft.

10370-10380 PAGE INDUSTRIAL BOULEVARD

Two (2) 10,000± Sq. Ft. Bays, 15%-25% Office/Showroom, Dock Loading, 3-Phase Power,

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PAGE

Industrial

Outside Storage Possible.

Lease Rate: \$2.95 Per Sq. Ft., Modified Gross

(JEFFREY J. ALTVATER)

Industrial

10,000± Sq. Ft. to
20,000± Sq. Ft.

9353-9375 WATSON INDUSTRIAL DRIVE

70,000± Sq. Ft. Office/Warehouse/Manufacturing Building Includes 100 Car Parking, Three Phase – 220 Volt – 1200 Amp, Dock and Drive-In Loading. 100% Dry Sprinklered, Rubberized Roofing.

REDUCED

Lease Rate: ~~\$2.95 Per Sq. Ft., Modified Gross~~

Lease Price Reduced: \$2.25-\$5.50 Per Sq. Ft., Modified Gross

Sale Price: \$1,100,000.00

(H. MEADE SUMMERS)

10,000± Sq. Ft. to
5,000± Sq. Ft.

3215-23 WOODSON ROAD

5,000± Sq. Ft. to 10,000± Sq. Ft. Office/Warehouse 100% Air Conditioned, Heavy Power, 10% Office Drive-In And Dock Loading.

NEW LISTING

Lease Rate: \$4.50 Per Sq. Ft. , Gross

(JEFFREY J. ALTVATER)

9,411± Sq. Ft.

1742 STATE STREET GRANITE CITY, IL 62040

Priced to Sell - 9,411± Sq. Ft. Industrial-Warehouse Building- has Three (3) Loading Dock Doors, Two (2) Drive-In Doors- Heavy 3-Phase Electric- Newer Roof with Large Fenced Lot for Outside Storage and Truck Parking – Located 2 Blocks from USS Steel Mill and 5 Minutes from St. Louis via the McKinley Bridge.

Sale Price: \$135,000.00 (\$14.34 Per Sq. Ft.)

(PATRICK T. MCKAY/PETER A. PFEIFER/BEN HILLIKER)

9,000± Sq. Ft. to
3,780± Sq. Ft.

4 MIDWEST DRIVE; PACIFIC, MO 63069

User/Investment Opportunity 9,000± Sq. Ft. Building with 1.9± Acre Lot. 5,220± Sq. Ft. is Leased. 3,780± Sq. Ft. (50% Office – 50% Warehouse), a 12' X 20' Drive-In Door, & 18' at Center Warehouse is Available for Use By Buyer or For Lease. Most of the 1.9± Acre Lot is Available to Buyer or Tenant.

Lease Rate: \$7.00 Per Sq. Ft., NNN

Sale Price: \$485,000.00

(SCOTT E. MARTIN)

8,000± Sq. Ft.

10665 BAUR BOULEVARD

8,000± Sq. Ft. Warehouse/Storage Space, 16' Clear Ceiling Height, Loading platform and Two (2) Over-Sized Doors with Dock Space and Ramp, Utilities Included In Lease Rate, Additional 1,800± Sq. Ft. Of Heavy Capacity Mezzanine Space, Product Receiving Available, 10,000± Sq. Ft. Office/Warehouse with Drive-In and Dock Doors. Total Building Size 18,416 Sq. Ft.

Sale Price: \$1,080,000.00

Lease Rate: \$3.50 Per Sq. Ft. (Utilities Included in Lease Rate) 8,000± Sq. Ft.

Lease Rate: \$6.00 Per Sq. Ft., NNN 10,000± Sq. Ft.

(POWELL KALISH)

7,500± Sq. Ft
To 12,500± Sq. Ft.

4346 GREEN ASH

12,500± Sq. Ft. Office/Warehouse Corner Suite With Windows In Offices And Warehouse. 16' Clear Ceiling Height. 25% Office. 3-Phase Electric, Dock-Hi Loading 27'X27' Column Spacing Wet Sprinklered. Will Consider a Short Term Lease.

NEW PRICE

~~**Lease Rate: \$4.75 Per Sq. Ft. NNN**~~

Reduced Lease Rate: \$3.75 Per Sq. Ft., NNN

(JEFFREY J. ALTVATER)

7,500± Sq. Ft.

7209-7211 ST. CHARLES ROCK ROAD

3,500± Sq. Ft. Warehouse with Two (2) Docks and One (1) Drive-In at the rear of the Building. 4,000± Sq. Ft. Mixed Use Building with 2,400± Sq. Ft. of Offices on the First Floor and Two (2) 800± Sq. Ft. Apartments on the Second Floor with a Full Basement. The Property has a Large Lot with Access from St. Charles Rock Road and Ferguson Avenue.

Sale Price: \$195,000.00 (\$26.00 Per Sq. Ft.)

(BRIAN O'CONNELL)

6,634± Sq. Ft.

9427-29 DIELMAN ROCK ISLAND INDUSTRIAL DRIVE

This Double Bay of 6,634± Sq. Ft. has Two (2) – 12' Grade-Level Drive-In Doors, Floor Drains, 16' Warehouse Ceiling Height with a Large Showroom/Bullpen Area with Private Offices. Great Space for Service or Contractor Company. Multi-Tenant, Good Image Building, Convenient to Page, Olive and I-170.

Lease Rate: \$5.50 Per Sq. Ft., Modified Gross

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PAGE

Industrial

6,350± Sq. Ft. to
4,750± Sq. Ft. to
11,096± Sq. Ft.

103-105 ARC DRIVE, MARYLAND HEIGHTS

A Class "A" Flex Building Built in 2003 Within Duke's Lakeside Crossing Development. Two Vacancies: 4,750± Sq. Ft. Mezzanine Office with Four (4) Offices, Break Area and Two (2) Large Open Areas. And 6,350± Sq. Ft. Office/Warehouse with Nine (9) Offices, Computer Room, Break Area and 1,800± Sq. Ft. of Warehouse with 18' Ceilings, One (1) Dock (Drive-In Possible)

24 Hour Camera Security, Back-Up Electric Generator, and Free Parking.

Lease Rate: 4,750± Sq. Ft. Mezzanine Office- \$7.75 Per Sq. Ft., NNN
6,350± Sq. Ft. Office Warehouse - \$6.95 Per Sq. Ft., NNN

(JOHN H. SHEPLEY)

NEW LISTING

6,200± Sq. Ft.

2151 JANUARY AVENUE ("ON THE HILL")

Attractive Single Level Brick Building. 90% Air Conditioned, Excellent Location Off Hampton at I-44. 800± Sq. Ft. Storage Room with Dock. Private Off Street 20 Car Parking Lot with 2 Car Garage Included.

Lease Rate: ~~\$9.50 Per Sq. Ft., Modified Gross~~

Reduced Lease Rate: \$6.95 Per Sq. Ft., Modified Gross

Sale Price: ~~\$495,000.00~~

Reduced Price: \$395,000.00

(HAL C. BALL - OWNER/BROKER/POWELL KALISH)

**REDUCED
PRICE**

MAKE OFFER

6,000± Sq. Ft.

3100-3110 NORTH 11TH STREET

Two (2) Adjacent Commercial/Industrial Buildings with Lot for Storage-Approximately 6,000± Sq. Ft. of Buildings Featuring, Two (2) Drive-In Doors, One (1) Loading Dock. Located Directly Off I-70 at Branch Street Exit-Former Used Car Lot and Warehousing Facility Zoned "K" Unrestricted.

Sale Price: \$189,000.00

(PATRICK T. MCKAY)

5,800± Sq. Ft.

2100 SOUTH VANDEVENTER AVENUE (EAST OF S. KINGSHIGHWAY)

5,800± Sq. Ft. Office/Warehouse. 50% Office with Large Training & Showroom Spaces. Clear Span Warehouse with Additional 2,500± Sq. Ft. Mezzanine Space. Plenty of Parking.

Lease Rate ~~\$2,873.00 Per Month (\$5.98 Per Sq. Ft., Modified Gross)~~

Reduced Rate: \$1,995.00 Per Month (\$4.13 Per Sq. Ft.), Modified Gross

(JOHN H. SHEPLEY/POWELL KALISH)

**Free Rent Available
PRICE REDUCED
MAKE OFFER**

5,538± Sq. Ft.

5910-5918 EVERGREEN BOULEVARD

5,538± Sq. Ft. Office/Warehouse Building. 1,100± Sq. Ft. Warehouse Area with Drive-In Access. Large Lot For Parking. Potential For Outside Storage. Close Proximity to North Park Development. Mix Of Private Offices and Open Office Area.

Sale Price: \$250,000.00

(BRIAN O'CONNELL)

5,100± Sq. Ft.

4480 SOUTH ST. PETERS PARKWAY; ST. CHARLES COUNTY

Highway 94 Retail/Service Space Located Between "The Bedroom Store" and Bird Cage Warehouse. The Center is Located on the Service Road to Highway 94 (Formerly Known as Pakktowne Drive) and Midway Between Highway 364/Page Extension & I-64/Highway 40. The Storefront is Fully Finished with 100% Air Conditioning, is Free Span and has a Drive-In Door for Loading.

Lease Rate: 8.95 Per Sq. Ft., Modified Gross

(FRANK L. YOCUM)

NEW LISTING

5,000± Sq. Ft.
45,000± Sq. Ft.

815 CASS AVENUE

Centrally located at Hwy 70 and Cass South of New Hwy 70 Bridge. 800 amps, 3-phase Power, Sprinklered, Dock and Drive-in Loading. New Roof, 2002. Tuck pointed 2003.

Trailer Parking. New Heating 2009.

Lease Rate: \$1.25 Per Sq. Ft., Modified Gross- Upper Floor

Lease Rate: \$1.95 Per Sq. Ft., Modified Gross- First Floor

(H. MEADE SUMMERS- OWNER/BROKER)

**5% COMMISSION TO
PROCURING
BROKER**

Industrial

5,000± Sq. Ft. to
350,000± Sq. Ft.

MAKE OFFER

1717 OLIVE STREET

An 8-Level Multi-Use Industrial, Office and Retail Building. 11' – 19' Ceiling, Sprinklered, Interior Truck Dock and Freight Elevator Served. Economical Steam Heat. 200 Car Garage Parking. 17' x 15' Bay Size. Great Value, **Full Floors Available**
Lease Rate: \$.99 - \$2.75 Per Sq. Ft. , Modified Gross

(PATRICK T. MCKAY/POWELL KALISH)

4,800± Sq. Ft.

3131 HIGHWAY 100; VILLA RIDGE, MO 63089

Commercial Building on 1.3± Acres with Fenced/Paved Lot. Excellent I-44 Visibility Offers Opportunity to use as Sales Lot and Showroom. 4+ Year Old Building with 2,000± Sq. Ft. Showroom and Office. The Warehouse is 2,800± Sq. Ft. with Two (2) Drive-In Doors.
Sale Price: \$345,000.00

(SCOTT E. MARTIN)

4,750± Sq. Ft. to
6,350± Sq. Ft. to
11,096± Sq. Ft.

NEW LISTING

103-105 ARC DRIVE, MARYLAND HEIGHTS

A Class "A" Flex Building Built in 2003 Within Duke's Lakeside Crossing Development. Two Vacancies: 4,750± Sq. Ft. Mezzanine Office with Four (4) Offices, Break Area and Two (2) Large Open Areas. And 6,350± Sq. Ft. Office/Warehouse with Nine (9) Offices, Computer Room, Break Area and 1,800± Sq. Ft. of Warehouse with 18' Ceilings, One (1) Dock (Drive-In Possible)

24 Hour Camera Security, Back-Up Electric Generator, and Free Parking.

Lease Rate: 4,750± Sq. Ft. Mezzanine Office- \$7.75 Per Sq. Ft., NNN
6,350± Sq. Ft. Office Warehouse - \$6.95 Per Sq. Ft., NNN

(JOHN H. SHEPLEY)

4,658± Sq. Ft. to
3,722± Sq. Ft.

7118 & 7120 OAKLAND AVENUE

4,658± Sq. Ft. Inner-Ring Stand Alone with Great Access to Clayton and Downtown. Originally Built in 1928 for use as a Post Office. 13ft. Tin Clad Ceilings lend this space to a Myriad of Creative Users. Last Used as a Commercial Kitchen & Office.

For Lease: \$12.00 Per Sq. Ft. , Gross (3,7,22 Sq. Ft. Available)

Sale Price: \$435,000.00 (\$93.38 Per Sq. Ft.)

(PETER A. PFEIFER)

4,285± Sq. Ft.

3975 BOEUF LUTHERAN ROAD, FRANKLIN COUNTY

Office/Warehouse with 2 Docks and a Drive-In Door. 1 Acre Lot. Located near Highway C, South of the City of New Haven.

Sale Price: ~~\$145,000.00~~

Reduced Sale Price: \$120,000.00

8% COMMISSION

PRICE REDUCED

(SCOTT E. MARTIN)

4,000± Sq. Ft. to
16,000± Sq. Ft. to
12,000± Sq. Ft.

10800 AMBASSADOR

12,000± TO 16,000± Sq. Ft. Office Warehouse, 15% Office, 3-4 Docks, 14' Large Drive-In at Grade, Floor Drains.

Lease Rate: ~~\$5.25 Per Sq. Ft., Modified Gross~~

Reduced Rate: \$4.95 Per Sq. Ft., Modified Gross

NEW LISTING
PRICE REDUCED

(JEFFREY J. ALTVATER)

4,000± Sq. Ft.

3136 WATSON ROAD

High Visibility Retail – Showroom - Warehouse and Storefront located near Arsenal & Watson. Warehouse with Floor Drains. One (1) Loading Dock in Front of Building. One (1) Loading Dock in Rear off Alley. Great Off-Street Parking in Front of Building. Corner Location.

Very Clean Property. A Must See for Any Retailer Wanting a Solid South City Location.

Lease Rate: \$2,900.00 Per Month

Sale Price: \$250,000.00

(PATRICK T. MCKAY/BRIAN O'CONNELL)

3,722± Sq. Ft. to
4,658± Sq. Ft.

7118 & 7120 OAKLAND AVENUE

4,658± Sq. Ft. Inner-Ring Stand Alone with Great Access to Clayton and Downtown. Originally Built in 1928 for use as a Post Office. 13ft. Tin Clad Ceilings lend this space to a Myriad of Creative Users. Last Used as a Commercial Kitchen & Office.

For Lease: \$12.00 Per Sq. Ft. , Gross (3,7,22 Sq. Ft. Available)

Sale Price: \$435,000.00 (\$93.38 Per Sq. Ft.)

(PETER A. PFEIFER)

The above information is from appropriate sources but is not guaranteed.

PAGE

Industrial

3,500±Sq. Ft.

3 WAGGENER INDUSTRIAL COURT CRYSTAL CITY

Auto Service Building with Six (6) Bays on a 12,000± Sq. Ft. Lot. Located about 100 Yards West of Highway 61/67 in Crystal City, MO

NEW PRICE

**Sale Price: ~~\$160,000.00~~
Reduced Sale Price: \$139,500.00**

(SCOTT E. MARTIN)

3,200± Sq. Ft.

306 AXMINISTER DRIVE

3,200± Sq. Ft. with Truck High Dock. Office Build to Suit. (15% Office) 3-Phase Electric. Excellent Fenton Location.

LEASED

**Lease Rate; ~~\$7.60 Per Sq. Ft., Modified Gross~~
Reduced Lease Rate: \$6.95 Per Sq. Ft., Modified Gross**

(SCOTT E. MARTIN)

3,200± Sq. Ft.

316 AXMINISTER DRIVE

35% Showroom and Office Area, 65% Warehouse with Truck High Dock. Near I-44 & I-270

Lease Rate; \$7.60 Per Sq. Ft., Modified Gross

(SCOTT E. MARTIN)

2,080± Sq. Ft. to
1,125± Sq. Ft.

16201 WESTWOODS BUSINESS PARK DRIVE

Attractive Multi-Tenant Office/Warehouse Building Conveniently Located in West County. 1,125± Sq. Ft. Bays with 12' x 14' Finished Office Space, 8' x 10' Grade-Level Loading, Close Proximity to Restaurants, Shopping and Business Services, Professionally Managed Property.

Lease Rate: \$8.25 - \$9.25 Per Sq. Ft.

(PETER A. PFEIFER)

2,100± Sq. Ft.

9845 ST. CHARLES ROCK ROAD

2,100± Sq. Ft. Office/ Warehouse with One Loading Dock, Small Office with Restroom. 12' Ceilings. **Covered Outside Storage/Parking.** Great I-70, Lindbergh and Airport Access.

Lease Rate: \$4.50 Per Sq. Ft.

(PATRICK T. MCKAY)

17,100± Sq. Ft.

4225 LACLEDE (CENTRAL WEST END)

Great Central West End Warehouse with 2,500± Sq. Ft. Office, Historic Exterior, Sprinklered, Concrete Floors, and One (1) Dock.

Sale Price: \$427,500.00 (\$25.00 Per Sq. Ft.)

(H. MEADE SUMMERS)

1,500± Sq. Ft.
.9± Acres

4850-4852 NATURAL BRIDGE

This Parcel is Partially Paved and Includes a 1,500± Sq. Ft. Three Bay Automotive Service Building. It Can Be Combined with the Sale of 4870 Natural Bridge.

UNDER CONTRACT

Sale Price: \$125,000.00
NEWTON)

(PETER

1,352± Sq. Ft.

4200 SARPY STREET

High Profile Multi-Tenant Office/Warehouse Building Zoned "J" Industrial. Each Bay is 1,352± Sq. Ft. One (1) 9'x8' Drive-In Door/ Bay – with 100% Air Conditioned and One (1) 12'x12' Office with Restroom in Warehouse Unit. Both Bays are Adjacent and Could Be Combined.

Excellent Highway 40 Visibility and Signage.

Great for Contractors, Distributors, Workshops etc.

For Lease: \$975.00 Per Month Modified Gross (for Office/Warehouse)

(PATRICK T. MCKAY))

Industrial

1,247± Sq. Ft.

7960 PAGE

Very Visible Corner Lot Located At The Intersection Of Page & Hanley. Curb-Cuts on Both Page & Hanley. Total Traffic Counts For Page & Hanley Top 25,000 Vehicles Per Day.

Sale Price: \$275,000.00

(PETER A. PFEIFER)

1,120± Sq. Ft.

2101 N. BROADWAY

1,120 Sq. Ft. Former Retail Store At The Corner Of North Broadway and Madison. Built In 1990 Of Architectural/Split Block Construction. Sits On A 3,500 Sq. Ft. Lot. Building Is 100% Air Conditioned. One (1) ADA Restroom, Storage Room With A Kitchen Area And Shower. Small Office. Zoned "J" Industrial. Great Contractor's Building, Add A Drive-In door And Fence The Lot.

For Sale: \$109,000.00 (Also Available for Lease Now!)

(PATRICK T. MCKAY)

"MAKE OFFER"

Office

350,000± Sq. Ft. to
5,000± Sq. Ft.

MAKE OFFER

1717 OLIVE STREET

An 8-Level Multi-Use Industrial, Office and Retail Building. 11' – 19' Ceiling, Sprinklered, Interior Truck Dock and Freight Elevator Served. Economical Steam Heat. 200 Car Garage Parking. 17' x 15' Bay Size. Great Value. **Full Floors Available**
Lease Rate: \$.99 - \$2.75 Per Sq. Ft., Modified Gross

(PATRICK T. MCKAY/POWELL KALISH)

320,000± Sq. Ft.

4230 GRAVOIS AVENUE

National Candy Building and Property. This Redevelopment Property Consists of a 275,000± Sq. Ft. Ten (10) Story Building (Environmentally Remediated), a 42,000± Sq. Ft. Warehouse Building with Only Two Column Lines, and Several Parcels with Multi-Family Buildings or Open Fields. This is One of the Largest Parcels in the Area at Over 5± Acres.
Sale Price: \$3,300,000.00 (\$12.00 Per Sq. Ft.)

(PETER NEWTON)

57,000± Sq. Ft.

301 NORTH MEMORIAL DRIVE

57,000± Sq. Ft. Landmark Office Building Across for the Arch Grounds, Registered National Historic Place, Qualifying for Historic Tax Credits for Approved Projects. Highway Visibility and Access, Heightened Community Recognition.

Lease Price: TBD

Sale Price: \$1,950,000.00

(HAL C. BALL/PETER A.

PFEIFER)

41,018± Sq. Ft.

5000 WASHINGTON PLACE @ N. KINGSHIGHWAY, ST. LOUIS CITY- CENTRAL WEST END
Historic St. John's United Methodist Church of Approximately 41,018± Sq. Ft. on Two and Three Levels. The Property is Located at the Southwest Corner of North Kingshighway and Washington Place in the "Holy Corner" of the Central West End. The Original Structure was Designed by St. Louis Union Station Architect, Theodore C. Link and Constructed in 1901-1902. The Building is Listed on the National Register of Historic Places and has Amazing Architecture with its Columns and Beautiful Stained Glass Windows. The Sanctuary Consisting of Approx. 6,000± Sq. Ft., a Second Chapel of Approx. 3,800± Sq. Ft. & the Auditorium Consist of Approx. 5,000± Sq. Ft.. **There are Numerous Offices, Meeting Rooms and a Kitchen Area. There are Two Lots with Total 1.55± Acres which Include a 93 Car Parking Lot with Additional Land for Expansion**

Lease Price: Entire Building : \$6,600 Per Month, NNN

Sale Price: \$950,000.00 (\$23.16 Per Sq. Ft.)

(FRANK L. YOCUM/PETER NEWTON)

30,022± Sq. Ft. to
1,000± Sq. Ft.

**BANK OWNED
MAKE OFFER**

3145-3159 FEE FEE ROAD

The Bridgecrest Office Center is a Masonry Constructed, 30,022± Sq. Ft. Multi-Tenant Office Building on two (2) levels. Ideal for not for profit and back office uses. Large Free Parking Lot.
Bank Owned!! Make Offer!!

Lease Rate: \$14.00 Per Sq. Ft., Full Service

Sale Price: \$1,060,000.00 (\$35.30 Per Sq. Ft.)

(JOHN H. SHEPLEY/FRANK L. YOCUM)

29,300± Sq. Ft.

**GREAT OFFICE
FOR NON-PROFIT
LOTS OF
PARKING**

3738 CHOUTEAU

Up to 16,800 +/- Sq. Ft. Office and 12,500+/- Sq. Ft. Warehouse for a total of 29,300+/- Sq. Ft. Office/Warehouse. Nicely Maintained Property, New Windows, Tuckpointing, Painting, Etc. Wet Sprinklered Throughout. 100+/- Car Parking. Minutes to Highways 40 & 44.

Lease Rates: \$1,900.00/Month for 2,200± Sq. Ft. 1st Floor Rear Office

\$4,650.00/Month for 6,200± Sq. Ft. 1st Floor Front Office

\$5,600.00/Month for 8,400± Sq. Ft. 2nd Floor Office

\$2,900.00/Month for 12,500± Sq. Ft. Warehouse

Sale Price: \$950,000.00

(A. WILLIAM ASCHINGER)

27,000± Sq. Ft. to
13,500± Sq. Ft.

MAKE OFFER

3000 LOCUST

27,000± Sq. Ft. On Two (2) Levels Constructed of Brick & Concrete. The Historic Nash Building was Built in 1920, with 13' Ceilings, One (1) Dock, One (1) Drive-In Door and a 33± Car Parking Lot. Ideal for Renovation.

Lease Rate: \$3.50 Per Sq. Ft., NNN

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PAGE

Office

25,000± Sq. Ft.

9383-9387 DIELMAN INDUSTRIAL DRIVE

Modern Office/Warehouse/Distribution Facility, Attractive Brick Facade, Currently 60% Leased. Available Space Consists of 70,000± Sq. Ft. with **25,000± Sq. Ft. of Updated Office Area** and 16' Clear Clean Warehouse with Heavy Power & Six (6) Truck Docks. Separate 25,000± Sq. Ft. Area is 100% Air Conditioned with Six (6) Truck Docks, 2,000± Sq. Ft. Office, and Heavy Power. This 200,000± Sq. Ft. Facility Sits on 10.3± Acre Site with 550 Parking Spaces.
Lease Rate for Office Only: \$2.95 NNN

(HAL C. BALL/JAMES NEWMAN))

24,319± Sq. Ft. to
504± Sq. Ft.

12154-12190 NATURAL BRIDGE, BRIDGETON, MO

High Finish Office Space Renovated Office Center Available for Sale or Lease. Have up to 10,000± Sq. Ft. of Administration and Education Center Space. Office Complex totally Refurbished in 2004 with New Façade, HVAC, Parking Lot and Landscaping. The 3.05 Acre Site Offers 164+ Vehicle Parking or with Room for Building Expansion.

PRICE REDUCED

**OWNERSHIP WITH
INCOME**

“STEAL”

Ideal for Owner/User

Lease Rate: ~~\$13.00-\$14.00 Per Sq. Ft., Modified Gross~~

Reduced Lease Rate: \$12.00 Per Sq. Ft., Modified Gross

Sale Price: \$1,895,000.00 (Only \$77.92 Per Sq. Ft.)

(FRANK L. YOCUM)

24,000 ± Sq. Ft. to
17,000± Sq. Ft. to
2,000±Sq. Ft.

300 NORTH TUCKER

Eight-story office, old St. Louis Post-Dispatch Building on Tucker at Olive. 5 covered parking spaces for each 1,000 square feet leased. Parking garage attached to building. Will build to suit. Easily accessible. New Teleconferencing Facility. Built by Joseph Pulitzer II
Building Totally Restored by H.B.D. Building Systems Replaced, New Carrier Chillers and Cooling Tower, New Elevators, New Hot Water Baseboard Heat, New Double Paned Thermo insulated Windows, etc.

90% LEASED

Full 4%

Commission to

Procuring Brokers

And a FREE TRIP

TO LONDON

Lease Rate: ~~\$15.95 Per Sq. Ft., Full Service~~ \$14.95 Per Sq. Ft., Full Service.

(H. MEADE SUMMERS OWNER-BROKER)

20,000± Sq. Ft. to
1,000± Sq. Ft.

1221 LOCUST

Historic Shell Building at the Intersection of Locust & 13th St. Full 11th and 12th Floors Available 20,000± Sq. Ft. Contiguous with High Quality Finishes and a Breath Taking View.

Lease Rate: \$12.00-\$14.00 Per Sq. Ft.

(JEFFREY J. ALTVATER)

18,416± Sq. Ft. or
8,000± Sq. Ft. to
10,416± Sq. Ft.

10665 BAUR BOULEVARD

8,000± Sq. Ft. Warehouse/Storage Space, 16' Clear Ceiling Height, Loading platform and Two (2) Over-Sized Doors with Dock Space and Ramp, Utilities Included In Lease Rate, Additional 1,800± Sq. Ft. Of Heavy Capacity Mezzanine Space, Product Receiving Available, 10,000± Sq. Ft. Office/Warehouse with Drive-In and Dock Doors. Total Building Size 18,416 Sq. Ft.

Sale Price: \$1,080,000.00

Lease Rate: \$3.50 Per Sq. Ft. (Utilities Included in Lease Rate) 8,000± Sq. Ft.

Lease Rate: \$6.00 Per Sq. Ft., NNN 10,000± Sq. Ft.

(POWELL KALISH)

16,000± Sq. Ft. to
1,460± Sq. Ft.

1430 OLIVE STREET

16,000± Sq. Ft. to 1,460± Sq. Ft. Office, First & Second Floors. Located Across From the Scott Trade Center, Covered On Site Parking, New Computerized HVAC, Installed in 2009. Space is Easy to Work With, Only one Set of Columns. On Site Property Manager and Security. Neighborhood is being Rehabbed, Ford Building was just completed Missouri Pacific Building is now under construction. St. Louis Public Library, Kiel Opera House has over \$200,000,000.00 in Improvements.

**4% COMMISSION
TO PROCURING
BROKER
DEALS OVER
2,500Sq. Ft.**

Lease Rate: \$11.95 - \$13.95 Per Sq. Ft.

(H. MEADE SUMMERS OWNER-BROKER)

Office

15,980± Sq. Ft.

703 NORTH 13TH STREET

Showroom - Creative Office – Light Manufacturing – Assembly - Warehouse Near Washington Avenue & Tucker Boulevard,. First Floor Space of the Elder Shirt Lofts with Four Sides of Window Line. 3,500± Sq. Ft. of Office Finish. 12,480± Sq. Ft. of Open Warehouse Space with Concrete Floors, 14' Ceilings, One (1) Dedicated Truck Dock, Wood Columns, Very Heavy Electric 3-Phase. **BANK OWNED**

Sale Price: \$539,000.00 (\$33.75 Per Sq. Ft.)

(PATRICK T. MCKAY/SCOTT E. MARTIN)

15,000± Sq. Ft. to
3,500± Sq. Ft.

4030 CHOUTEAU

Seven Story Office Building, The Grove Neighborhood Centrally Located Between Highway 40 and Highway 44 at Manchester and Chouteau. Plentiful Free Parking. Full Floor. Neighborhood Being Restored, New Streets, Sidewalks, Lighting and New Restaurants and Bars. Building Under Historic Tax Credit Rehab. Will Build to Suit. Former Cardinal Glennon Board governs Offices.

Lease Rate: \$12.75 Per Sq. Ft. Full Service, Excluding Janitorial

(H. MEADE SUMMERS - OWNER/BROKER)

**5% COMMISSION
TO PROCURING
BROKER**

15,000± Sq. Ft.

6942 LANSDOWNE

Two Column Lines (No Interior Support Walls) On Three (3) Levels, Sixteen (16) Car Parking, A Short Walk To The Shrewsbury Metro-Link, Opportunity For Creative Reuse.

Sale Price: \$595,000.00

(PETER NEWTOWN/PETER A. PFEIFER)

MAKE OFFER

14,821± Sq. Ft.

612 NORTH FIRST STREET

Great Rare Opportunity to control and Develop a Site in the Historic Laclede's Landing on the St. Louis River Front. Depending on the type of Development \$800,000.00± in Brownfields Tax Credits may be available.

Sale Price: \$625,000.00

(WILLIAM ACHINGER)

**BANK OWNED
MAKE OFFER**

14,100± Sq. Ft. to
1,460± Sq. Ft.

1430 OLIVE STREET

10,000± Sq. Ft. to 2,000± Sq. Ft. Office, First & Second Floors. Located Across From the Scott Trade Center, Covered On Site Parking, New Computerized HVAC, Installed in 2009. Space is Easy to Work With, Only one Set of Columns. On Site Property Manager and Security. Neighborhood is being Rehabbed, Ford Building was just completed Missouri Pacific Building is now under construction. St. Louis Public Library, Kiel Opera House has over \$200,000,000.00 in Improvements.

Lease Rate: \$11.95 - \$13.95 Per Sq. Ft.

(H. MEADE SUMMERS OWNER-BROKER)

**4% COMMISSION
TO PROCURING
BROKER
DEALS OVER
2,500Sq. Ft**

14,000± Sq. Ft.

160 OLD STATE ROAD, ELISVILLE, MO 63021

This Office/Warehouse/Service Center with Three (3) Docks and a Loading Platform Sits on 1.8± Acres. It has a New Roof and the Parking Lot (65± Cars) was Resealed (Sept. 2011). Appraised (Sept. 2011) for more than \$150,000 of the asking price.

Sale Price: \$650,000.0 (\$45.77 Per Sq. Ft.)

(PETER NEWTON)

NEW LISTING

13,500± Sq. Ft. TO
27,000 ± Sq. Ft.

3000 LOCUST

27,000± Sq. Ft. On Two (2) Levels Constructed of Brick & Concrete. The Historic Nash Building was Built in 1920, with 13' Ceilings, One (1) Dock, One (1) Drive-In Door and a 33± Car Parking Lot. Ideal for Renovation.

Lease Rate: \$3.50 Per Sq. Ft., NNN

Sale Possible

(JOHN H. SHEPLEY/JAMES NEWMAN)

MAKE OFFER

13,200± Sq. Ft.

10 FEE FEE ROAD

Commercial Building Suitable for Retail or Office. 70 Car Parking (1.47± Acres). Open Floor Plan, Located North of Dorsett (Quick Access to West Port Business Area). Near Residential and Schools.

Sale Price: \$640,000.00

Reduced Sale Price; \$390,000.00

(SCOTT E. MARTIN)

REDUCED

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PAGE

Office

12,000± Sq. Ft.

7150 MANCHESTER

This Office/Institutional/Call Center Property has an Open Floor Plan with a Wrap Around Mezzanine, and a Finished Lower Level (Break Area) that Opens to Grade at the Rear where there

Is More Than 150± Parking Spaces. This is One of the Largest Parcels in the Area at 1.68± Acres.

Sale Price: \$599,000.00

(PETER A. PFEIFER/PETER NEWTON)

12,000± Sq. Ft. to
24,000± Sq. Ft. to
2,000± Sq. Ft.

300 NORTH TUCKER

Eight-story office, old St. Louis Post-Dispatch Building on Tucker at Olive. 5 covered parking spaces for each 1,000 square feet leased. Parking garage attached to building. Will build to suit.

Easily accessible. New Teleconferencing Facility. Built by Joseph Pulitzer II

Building Totally Restored by H.B.D. Building Systems Replaced, New Carrier Chillers and Cooling Tower, New Elevators, New Hot Water Baseboard Heat, New Double Paned Thermo insulated Windows, etc.

Lease Rate: ~~\$15.95 Per Sq. Ft.~~, Full Service \$14.95 Per Sq. Ft., Full Service.

(H. MEADE SUMMERS OWNER-BROKER)

90% LEASED

**Full 4%
COMMISSION TO
PROCURING
BROKER And a
FREE TRIP TO
LONDON For Deal
Over 2,500 Sq. Ft.**

13,500± Sq. Ft.

4870 NATURAL BRIDGE

This Automotive Sale Building has Been in Continuous Operation as Sherman Motors Since 1949, and was Originally a Nash and Lincoln Dealership. It has a Large Indoor Car Lot, Service Area, and Offices. The Used Car Sales License is Included, but the Rights to the Name are not.

Sale Price: \$395,000.00

(PETER NEWTON)

11,096± Sq. Ft. to
4,750± Sq. Ft.

103-105 ARC DRIVE, MARYLAND HEIGHTS

A Class "A" Flex Building Built in 2003 Within Duke's Lakeside Crossing Development. Two Vacancies: 4,750± Sq. Ft. Mezzanine Office with Four (4) Offices, Break Area and Two (2) Large Open Areas. And 6,350± Sq. Ft. Office/Warehouse with Nine (9) Offices, Computer Room, Break Area and 1,800± Sq. Ft. of Warehouse with 18' Ceilings, One (1) Dock (Drive-In Possible) 24 Hour Camera Security, Back-Up Electric Generator, and Free Parking.

Lease Rate: 4,750± Sq. Ft. Mezzanine Office- \$7.75 Per Sq. Ft., NNN

6,350± Sq. Ft. Office Warehouse - \$6.95 Per Sq. Ft., NNN

(JOHN H. SHEPLEY)

NEW LISTING

10,416± Sq. Ft. to
8,000± Sq. Ft. or
18,416± Sq. Ft.

10665 BAUR BOULEVARD

8,000± Sq. Ft. Warehouse/Storage Space, 16' Clear Ceiling Height, Loading platform and Two (2) Over-Sized Doors with Dock Space and Ramp, Utilities Included In Lease Rate, Additional 1,800± Sq. Ft. Of Heavy Capacity Mezzanine Space, Product Receiving Available, 10,000± Sq. Ft. Office/Warehouse with Drive-In and Dock Doors. Total Building Size 18,416 Sq. Ft.

Sale Price: \$1,080,000.00

Lease Rate: \$3.50 Per Sq. Ft. (Utilities Included in Lease Rate) 8,000± Sq. Ft.

Lease Rate: \$6.00 Per Sq. Ft., NNN 10,000± Sq. Ft.

(POWELL KALISH)

10,000± Sq. Ft.

9322-9324 DIELMAN INDUSTRIAL DRIVE

20,000± Sq. Ft. Office/Warehouse Building Available For Sale with 10,000± Sq. Ft. Leased for 7+ years. 10,000± Sq. Ft. Office/Warehouse Available For Lease.

Available Space has 10% Office Finish and Three (3) Loading Docks.

Sale Price: \$1,195,000.00 (\$59.75 Per Sq. Ft.)

Lease Rate: \$5.95 Per Sq. Ft., Modified Gross

(HAL C. BALL/POWELL W. KALISH)

Office

10,000± Sq. Ft. to
504± Sq. Ft.

12154-12190 NATURAL BRIDGE, BRIDGETON, MO

High Finish Administrative Offices Situated in Recently Renovated Office Complex. Have up to 10,000± Sq. Ft. of Administration and Education Center Space. The Property was Completely Refurbished with New Façade, HVAC, Huge Parking Lot and Landscaping in 2004. Available Suites now Offers Two Conference Rooms, Large Classroom Hall, Coffee Bar and Lunch Room Area and Numerous General Offices. Property Located Near I-270 and St. Charles Rock Road.
Ideal for Owner Occupied/Investment Property.

PRICE REDUCED

OWNERSHIP WITH INCOME

“STEAL”

~~Lease Rate: \$13.00-\$14.00 Per Sq. Ft., Modified Gross~~

Reduced Lease Rate: \$12.00 Per Sq. Ft., Modified Gross

Sale Price: \$1,895,000.00 for 24,319 Sq. Ft. Office Center (\$77.92 Per Sq. Ft.)

(FRANK

L.YOCUM)

10,000± Sq. Ft.

4920 NORTHRUP

Half of this Building is Currently Operation as a Night Club. The Other Half is Partially Finished for an Expansion that did not Occur, and has a Period, Barrel Vault Ceiling, Roughed In Plumbing, and Some Stud Walls. There is A Bill Board on the Property that Can Be Included for an Additional \$180,000.00. It Generates about \$20,000.00 in Revenue Per year.

Sale Price: \$599,000.00

(PETER NEWTON)

8,680± Sq. Ft.

1711 LOCUST

This Former Power Plant Features A Clear Span First Floor with 30ft. Ceilings, Absolutely A Stunning Space For A Restaurant, Art Gallery, Event Venue etc. Heavy Load Concrete Floors with a Full Basement and Sub-Basement Excellent Re-Development/Conversion Project. Priced To Sell.

.Lease Rate: T.B.D.

Sale Price: \$245,000.00

(PATRICK T. MCKAY)

8,323± Sq. Ft. to
382± Sq. Ft.

12103-12145 BELLEFONTAIN ROAD (SPANISH LAKE AREA/NORTH ST. LOUIS COUNTY)

Belle Park Plaza is Located in the Spanish Lake Area of North St. Louis county and Consists of Approximately 70,000± Sq. Ft. The plaza is Situated at the Southwest Intersection of Bellefontaine and Parker Roads, 1.5 Miles North of Interstate 270. The Center is Surrounded by Dense Single and Multi-Family Residential Housing. Anchor Tenants Include Family Dollar, O'Reilly Auto Parts and H& R Block.

Lease Rate: \$10.50 Per Sq. Ft, Modified Gross

(PARTYK KOWALCZYK)

8,300± Sq. Ft. to
650± Sq. Ft.

4236 LINDELL

Four Story Office Building in Central Wet End. **Full Floor Available.** Free Surface Parking.

~~Lease Rate: \$11.95 Per Sq. Ft., Full Service – For More then 8,000 Sq. Ft.~~

~~\$10.95 Per Sq. Ft., Full Service – For More then 8,000 Sq. Ft.~~

~~\$12.95 Per Sq. Ft., Full Service – For Less then 8,000 Sq. Ft.~~

~~\$11.95 Per Sq. Ft., Full Service – For Less then 8,000 Sq. Ft.~~

(JEFFREY J. ALTVATER)

8,250± Sq. Ft.

4731-4735 MCPHERSON

Located Just East of Euclid in the Heart of Central West End. Multi-Tenant Building is Currently 100% Leased, Excellent User/Investor Opportunity.

Confidential Listing Please DO NOT DISTURB TENANTS

Sale Price: \$1,100,000.00

(JEFFREY J. ALTVATER)

8,190± Sq. Ft.

3400 NORTH KINGSHIGHWAY

Gorgeous 8,190± Sq. Ft. Medical/Office/Retail Building. Off Street Parking.

PRICE REDUCED

~~Sale Price: \$250,000.00 (\$30.52 Per Sq. Ft.)~~

Reduced Sale Price: \$175,000.00 (\$21.37 Per Sq. Ft.)

(H. MEADE SUMMERS/JAMES NEWMAN)

Office

8,114± Sq. Ft. to
3,000± Sq. Ft.

14336 MANCHESTER ROAD, MANCHESTER, MO (MANCHESTER & HWY 141)

"Floor Trader Building" Offers High Visibility, High Finish For A Retail Or Office Use. The Property is Situated At The Southwest Corner Of Manchester Road And Old Meramec Station With Stoplight Access. It Is Ideally Located One Block West of Highway 141 And The New "Manchester Highlands" Anchored By Wal-Mart And Costco. A Multi-Tenant Division is Possible With Each Tenant Having Their Own Front And Back Entrances. There is a Large Parking Lot to Accommodate Tenants.

REDUCED

"Why Not Locate One Block From Wal-Mart & Costco At A Lesser Lease Rate?"

Lease Rate: \$16.75 Per Sq. Ft., NNN

Reduced Rate: \$13.95 Per Sq. Ft., NNN

(FRANK L. YOCUM)

7,980± Sq. Ft. to
3,300± Sq. Ft.

143 & 147 EAST GRAND; KIRKWOOD, MO

Great Kirkwood Office Space with 4-5 Offices, Conference Room, Additional 4,680 Sq. Ft. Warehouse Available with Drive-In Door and Small Office.

Lease Price: \$1,750.00 Per Month, Modified Gross

(A. WILLIAM ASCHINGER)

7,500± Sq. Ft. to
3,500± Sq. Ft.

4030 CHOUTEAU

Seven Story Office Building, The Grove Neighborhood Centrally Located Between Highway 40 and Highway 44 at Manchester and Chouteau. Plentiful Free Parking. Full Floor. Fourth Floor. Neighborhood Being Restored, New Street and New Restaurants and Bars. Building Under Historic Tax Credit Rehab. Will Build to Suit. . Former Cardinal Glennon Board governs Offices.

**5% COMMISSION
TO PROCURING
BROKER**

Lease Rate: \$12.75 Per Sq. Ft. Full Service, Excluding Janitorial

(H. MEADE SUMMERS - OWNER/BROKER)

6,600± Sq. Ft. to
800± Sq. Ft.

7477 DELMAR

Easy Access to Clayton. Located just East of Hanley.

Lease Rate: \$8.50-\$9.50 Per Sq. Ft., NNN

(JEFFREY J. ALTVATER)

6,600± Sq. Ft. to
1,100± Sq. Ft.

11726 ST. CHARLES ROCK ROAD (ROCK ROAD PLAZA) BRIDGETON, MO

Neighborhood Office/Retail Center ideally located just west of the Interstate 70 exit and east of the Interstate 270 exit. The center offers pylon and building signage, a high traffic count (over 48,000 cars per day) and is surrounded by retailers, banks and restaurants.

**WALMART
COMING SOON**

Lease Rate: \$9.50 Per Sq. Ft., NNN (Except End-Cap)

(FRANK L. YOCUM)

6,215± Sq. Ft. to
2,275± Sq. Ft.

2945 & 2949 SOUTH BRENTWOOD BOULEVARD, BRENTWOOD, MO

Brentwood Commons is a Suburban Office/Retail Center Located on Brentwood Boulevard, Just South of Manchester Road. The Center is Well Situated with easy Access to Interstates 64, 44, 170 and the Clayton Business District.

REDUCED

Suite 2945: Has Five (5) Private Offices, A Large Training Room & Two (2) Restrooms.

There is Monument & Building Signage Together with Private Entrances for 24 Hour Access.

Suite 2949: Presently Has A Lobby/Reception Area, Eleven (11) Private Offices, A Large Conference Room, And Training /Meeting Room And Two (2) Private Restrooms.

Lease Rate: \$16.00 Per Sq. Ft., Modified Gross

Reduced Lease Rate: \$13.00-\$14.00 Per Sq. Ft., Modified Gross

(FRANK L. YOCUM)

6,200± Sq. Ft.

2151 JANUARY AVENUE ("ON THE HILL")

Attractive Single Level Brick Building. 90% Air Conditioned, Excellent Location Off Hampton at I-44. 800± Sq. Ft. Storage Room with Dock. Private Off Street 20 Car Parking Lot with 2 Car Garage Included.

**REDUCED
PRICE**

Lease Rate: \$9.50 Per Sq. Ft., Modified Gross

Reduced Lease Rate: \$6.95 Per Sq. Ft., Modified Gross

Sale Price: \$495,000.00

Reduced Price: \$395,000.00

(HAL C. BALL - OWNER/BROKER/ POWELL KALISH)

Office

6,051± Sq. Ft.

3227-3229 MORGANFORD

PRICE REDUCED

Fantastic Retail /Showroom/Warehouse Building Located in the Vibrant Tower Grove South Neighborhood. Property has been Completely Renovated in 2006 with Numerous Upgrades. Property is Currently a Specialty Retailer with Showroom and Warehouse in Rear. Property has 3-Phase Electric One (1) Loading Dock 11' Ceilings, Skylights- Could Easily be Demised between two Tenants.

Sale Price: \$395,000.00

Reduced Price: \$325,000.00

(PATRICK T. MCKAY/A. WILLIAM ASCHINGER)

6,000± Sq. Ft.

300 NORTH TUCKER

90% LEASED

Full 4%

**COMMISSION TO
PROCURING**

BROKER And a

FREE TRIP TO

LONDON For Deal

Over 2,500 Sq. Ft.

Eight-story office, old St. Louis Post-Dispatch Building on Tucker at Olive. 5 covered parking spaces for each 1,000 square feet leased. Parking garage attached to building. Will build to suit.

Easily accessible. Half Floor. New Teleconferencing Facility. Built by Joseph Pulitzer II

Building Totally Restored by H.B.D. Building Systems Replaced, New Carrier Chillers and Cooling Tower, New Elevators, New Hot Water Baseboard Heat, New Double Paned Thermo insulated Windows, etc.

Lease Rate: ~~\$15.95 Per Sq. Ft., Full Service~~ \$14.95 Per Sq. Ft., Full Service.

(H. MEADE SUMMERS OWNER-BROKER)

5,800± Sq. Ft.

2100 SOUTH VANDEVENTER AVENUE (EAST OF S. KINGSHIGHWAY)

Free Rent

Available

PRICE REDUCED

MAKE OFFER

5,800± Sq. Ft. Office/Warehouse. 50% Office with Large Training & Showroom Spaces.

Clear Span Warehouse with Additional 2,500± Sq. Ft. Mezzanine Space. Plenty of Parking.

Lease Rate ~~\$2,873.00 Per Month (\$5.98 Per Sq. Ft., Modified Gross)~~

Reduced Rate: \$1,995.00 Per Month (\$4.13 Per Sq. Ft.), Modified Gross

(JOHN H. SHEPLEY/POWELL KALISH)

5,520± Sq. Ft.

5389 ARSENAL STREET

NEW LISTING

Highly Finished Executive Office on Second Floor. Two Story Entry, Conference Area, and Open Office on First Floor. "Van High" Loading Area to First Floor. Eight (8) Car Parking. Attractive, City Location in Southwest Garden Neighborhood.

Lease Rate: \$10.00 Per Sq. Ft., Modified Gross

Sale Price: \$395,000.00 (\$71.56 Per Sq. Ft.)

(PETER NEWTON/BRIAN O'CONNELL)

5,538± Sq. Ft.

5910-5918 EVERGREEN BOULEVARD

5,538± Sq. Ft. Office/Warehouse Building. 1,100± Sq. Ft. Warehouse Area with Drive-In Access.

Large Lot For Parking. Potential For Outside Storage. Close Proximity to North Park

Development. Mix Of Private Offices and Open Office Area.

Sale Price: \$250,000.00

(BRIAN O'CONNELL)

5,262± Sq. Ft.

2001 SOUTH HANLEY

Or

3,016± Sq. Ft.

New Finish to Occupant's Specifications. Free Parking at Door. First Level Space.

Minutes to Clayton & to I-44. Half Mile to Hwy 40 (I-64) at I-170.

Lease Rate: \$12.95 Per Sq. Ft., Modified Gross

(JAMES NEWMAN/BEN M. HILLIKER)

5,200± Sq. Ft.

9601 HALLS FERRY

A 5,200± Sq. Ft. Operating Day Care Center Licensed for Eighty Three (83) Children.

Sale Price: \$265,000.00

(PETER NEWTON)

5,100± Sq. Ft.

4480 SOUTH ST. PETERS PARKWAY; ST. CHARLES COUNTY

NEW LISTING

Highway 94 Retail/Service Space Located Between "The Bedroom Store" and Bird Cage

Warehouse. The Center is Located on the Service Road to Highway 94 (Formerly Known as

Pakktowne Drive) and Midway Between Highway 364/Page Extension & I-64/Highway 40. The

Storefront is Fully Finished with 100% Air Conditioning, is Free Span and has a Drive-In Door for Loading.

Lease Rate: 8.95 Per Sq. Ft., Modified Gross

(FRANK L. YOCUM)

Office

5,000± Sq. Ft.

4437 FYLER

Great, Clean Building and Site. Just West of Morgan Ford at the end of Fyler.

PRICE REDUCED

Lease Rate: \$3,500.00 Per Month, Modified Gross

Sale Price: ~~\$350,000.00~~

MAKE OFFER

Reduced Sale Price: \$287,700.00

(A. WILLIAM ASCHINGER)

5,000± Sq. Ft. to

350,000± Sq. Ft.

MAKE OFFER

1717 OLIVE STREET

An 8-Level Multi-Use Industrial, Office and Retail Building. 11' – 19' Ceiling, Sprinklered, Interior Truck Dock and Freight Elevator Served. Economical Steam Heat. 200 Car Garage Parking. 17' x 15' Bay Size. Great Value, **Full Floors Available**

Lease Rate: \$.99 - \$2.75 Per Sq. Ft. , Modified Gross

(PATRICK T. MCKAY/POWELL KALISH)

5,000± Sq. Ft. to

3,025± Sq. Ft.

453-455 SOVEREIGN COURT

Office Space will be Built-Out to the Tenants Specifications in this 5,000± to 3,025± Sq. Ft. Office/Warehouse that has Covered Dock Loading/Drive-In. Located Just Minutes to Manchester & I-270

Lease Rate: \$7.50 Per Sq. Ft., NNN

(POWELL KALISH)

4,955± Sq. Ft. to

922± Sq. Ft.

3784-3788 MC KELVEY ROAD; Bridgeton, MO 63044

Neighborhood Office/Retail Center Ideally Located Off Interstate 270 Between St. Charles Rock Road and Natural Bridge Road. The Center has Suites Available from 922± to 4,955± Sq. Ft. The Site is Just West of the "New Walmart" to be Constructed and is Surrounded by National Retailers. The Property Offers Easy Access to Westport, St. Charles, Earth City and Airport.

Lease Rate: \$9.50 Per Sq. Ft., Modified Gross

(FRANK L. YOCUM)

4,750± Sq. Ft. to

11,096± Sq. Ft.

NEW LISTING

103-105 ARC DRIVE, MARYLAND HEIGHTS

A Class "A" Flex Building Built in 2003 Within Duke's Lakeside Crossing Development. Two Vacancies: 4,750± Sq. Ft. Mezzanine Office with Four (4) Offices, Break Area and Two (2) Large Open Areas. And 6,350± Sq. Ft. Office/Warehouse with Nine (9) Offices, Computer Room, Break Area and 1,800± Sq. Ft. of Warehouse with 18' Ceilings, One (1) Dock. 24 Hour Camera Security, Back-Up Electric Generator, and Free Parking.

Lease Rate: 4,750± Sq. Ft. Mezzanine Office- \$7.75 Per Sq. Ft., NNN

6,350± Sq. Ft. Office Warehouse - \$6.95 Per Sq. Ft., NNN

(JOHN H. SHEPLEY)

4,658± Sq. Ft. to

3,722± Sq. Ft.

7118 & 7120 OAKLAND AVENUE

4,658± Sq. Ft. Inner-Ring Stand Alone with Great Access to Clayton and Downtown. Originally Built in 1928 for use as a Post Office. 13ft. Tin Clad Ceilings lend this space to a Myriad of Creative Users. Last Used as a Commercial Kitchen & Office.

For Lease: \$12.00 Per Sq. Ft. , Gross (3,722 Sq. Ft. Available)

Sale Price: \$435,000.00 (\$93.38 Per Sq. Ft.)

(PETER A. PFEIFER)

4,100± Sq. Ft. to

2,050± Sq. Ft.

MAKE OFFER

8671 OLIVE BOULEVARD (IN SECLUDED COURTYARD)

One (1) Private Office, Open Floor Plan, Two (2) Restrooms.

Great Free Parking. Ideal For Call Center, Sales Training Or General Office. Close To Clayton.

Lease Rate: \$11.95 per Sq. Ft., Modified Gross

(JOHN H. SHEPLEY)

4,000± Sq. Ft.

100-104 NORTH MAIN STREET; ST. CHARLES, MO 63301

Second Level Office Space Above Llywelyns Pub on Main Street in Historic Downtown St. Charles. Separate Entrance at Street Level. Restrooms within Office Suite. Great Views to the Missouri River & Main Street. Space has an Abundance of Windows. Mix of Private Offices, Open Areas, Reception and Conference Areas.

Lease Rate: \$12.00 Per Sq. Ft. Full Service (Excluding Janitorial)

(BRIAN O'CONNELL)

The above information is from appropriate sources but is not guaranteed.

PAGE

Office

3,940± Sq. Ft.

2949 SOUTH BRENTWOOD BOULEVARD, BRENTWOOD, MO

Brentwood Commons is a Suburban Office/Retail Center Located on Brentwood Boulevard, Just South of Manchester Road. The Center is Well Situated with easy Access to Interstates 64, 44, 170 and the Clayton Business District.

REDUCED

Suite 2949: Presently Has A Lobby/Reception Area, Eleven (11) Private Offices, A Large Conference Room, And Training /Meeting Room And Two (2) Private Restrooms.

Lease Rate: ~~\$16.00 Per Sq. Ft., Modified Gross~~

Reduced Lease Rate: \$14.00 Per Sq. Ft., Modified Gross

(FRANK L. YOCUM)

3,722± Sq. Ft. to
4,658± Sq. Ft.

7118 & 7120 OAKLAND AVENUE

4,658± Sq. Ft. Inner-Ring Stand Alone with Great Access to Clayton and Downtown. Originally Built in 1928 for use as a Post Office. 13ft. Tin Clad Ceilings lend this space to a Myriad of Creative Users. Last Used as a Commercial Kitchen & Office.

For Lease: \$12.00 Per Sq. Ft. , Gross (3,722 Sq. Ft. Available)

Sale Price: \$435,000.00 (\$93.38 Per Sq. Ft.)

(PETER A. PFEIFER)

3,600± Sq. Ft.

1330 HAMPTON AVENUE

Great Visibility on Hampton. Located between Highway 40 and Highway 44. 14± Car Parking in Rear.

NEW LISTING

Sale Price: \$249,000.00

(A. WILLIAM ASCHINGER)

3,500± Sq. Ft. to
7,500± Sq. Ft.

4030 CHOUTEAU

Seven Story Office Building Centrally Located Between Highway 40 and Highway 44 at Manchester and Chouteau. Plentiful Free Parking. Full Floor. Fourth Floor Available. Manchester Neighborhood Being Restored, New Street and New Restaurants and Bars.

**5% COMMISSION
TO PROCURING
BROKER**

Building Under Historic Rehab Construction. Will Build to Suit. . Former Cardinal Glennon Board governs Offices.

Lease Rate: \$12.75 Per Sq. Ft. Full Service, Excluding Janitorial

(H. MEADE SUMMERS - OWNER/BROKER)

3,500± Sq. Ft. to
15,000± Sq. Ft.

4030 CHOUTEAU

Seven Story Office Building, The Grove Neighborhood Centrally Located Between Highway 40 and Highway 44 at Manchester and Chouteau. Plentiful Free Parking. Full Floor. Neighborhood Being Restored, New Streets, Sidewalks, Lighting and New Restaurants and Bars. Building Under Historic Tax Credit Rehab. Will Build to Suit. . Former Cardinal Glennon Board governs Offices.

**5% COMMISSION
TO PROCURING
BROKER**

Lease Rate: \$12.75 Per Sq. Ft. Full Service, Excluding Janitorial

(H. MEADE SUMMERS - OWNER/BROKER)

3,500± Sq. Ft. to
1,000± Sq. Ft.

3960 LINDELL

A Two and One Half Story Office Building Located in the Central West End Near St. Louis University. Owner will Build Out to Suit. Lower Level Available at Reduced Rate.

PRICE REDUCED

Lease Rate: ~~\$14.00 Per Sq. Ft., Full Service~~ \$10.00 Per Sq. Ft., Full Service

(JEFFREY J. ALTVATER)

3,500± Sq. Ft.

1375 TRIAD CENTER DRIVE- ST. PETERS, MO 63376

Constructed in 2000 this Single Level 3,500± Sq. Ft. Office Building is Comprised of Three (3) Private Offices, Two (2) Large Open Areas and a Full Kitchen. There is a Lawn Sprinkler System and the Lot is Paved and Striped for 20 Cars.

**GREAT
CONDITION**

Lease: Possible

Sale Price: \$332,500.00 (\$95.00 Per Sq. Ft.)

(JOHN H. SHEPLEY/PETER NEWTON)

3,460± Sq. Ft.

930 NORTH MCKNIGHT ROAD

3,460± Sq. Ft. Office Building, Open Floor Plan with Perimeter Modern Offices, 500± Sq. Ft. Storage with Drive-In Door, 15± Car Parking Spaces.

Sale Price: \$575,000.00

(JAMES

NEWMAN)

3,300± Sq. Ft. to
7,980± Sq. Ft.

143 & 147 EAST GRAND; KIRKWOOD, MO

Great Kirkwood Office Space with 4-5 Offices, Conference Room, Additional 4,680 Sq. Ft. Warehouse Available with Drive-In Door and Small Office.

The above information is from appropriate sources but is not guaranteed.

PAGE

Office

Lease Price: \$1,750.00 Per Month, Modified Gross

(A. WILLIAM ASCHINGER)

Office

3,200± Sq. Ft.

90% LEASED

Full 4%

**COMMISSION TO
PROCURING**

**BROKER And a
FREE TRIP TO**

**LONDON For Deal
Over 2,500 Sq. Ft.**

300 NORTH TUCKER

Eight-story office, old St. Louis Post-Dispatch Building on Tucker at Olive. 5 covered parking spaces for each 1,000 square feet leased. Parking garage attached to building. Will build to suit. Easily accessible. New Teleconferencing Facility. Built by Joseph Pulitzer II

Lease Rate: ~~\$15.95 Per Sq. Ft., Full Service \$14.95 Per Sq. Ft., Full Service.~~ Building Totally Restored by H.B.D. Building Systems Replaced, New Carrier Chillers and Cooling Tower, New Elevators, New Hot Water Baseboard Heat, New Double Paned Thermo insulated Windows, etc.

(H. MEADE SUMMERS OWNER-BROKER/PETER NEWTON)

3,025± Sq. Ft. to

5,000± Sq. Ft.

453-455 SOVEREIGN COURT

Office Space will be Built-Out to the Tenants Specifications in this 5,000± to 3,025± Sq. Ft. Office/Warehouse that has Covered Dock Loading/Drive-In. Located Just Minutes to Manchester & I-270

Lease Rate: \$7.50 Per Sq. Ft., NNN

(POWELL KALISH)

3,016± Sq. Ft.

or

5,262± Sq. Ft.

2,300± Sq. Ft.

2001 SOUTH HANLEY

Extensive Window Line at Signalized Hanley Rd. Intersection. Free Parking. Minutes to Clayton & to I-44. Half Mile to Hwy 40 (I-64) at I-170.

Lease Rate: \$12.95 Per Sq. Ft., Modified Gross

(JAMES NEWMAN/BEN M. HILLIKER)

3,000± Sq. Ft. to

1,488± Sq. Ft.

7933 CLAYTON

1,488± Sq. Ft. of First Floor Office/Retail with and Additional 1,681 Sq. Ft. of Lower Level Office Right on Clayton Road with Parking.

Lease Rate: ~~\$22.50 Per Sq. Ft.~~

Reduced Rate: \$20.00 Per Sq. Ft.

(PETER NEWTON)

3,000± Sq. Ft. to

2,000± Sq. Ft.

3193 – 3197 LEMAY FERRY, MEHLVILLE, MO

High Visibility, EndCap Space Located on Lemay Ferry, Directly Across from Mehlville High School near Lindbergh Boulevard. There are 2,000± to 3,000± Sq. Ft. Available with Open Store Front/ Office and Four (4) Private Offices. The Space was Formerly a Photography Studio and Doctor's Office.

Lease Rate: \$13.50 Per Sq. Ft. Modified Gross

(FRANK L. YOCUM)

3,000± Sq. Ft. to

8,114± Sq. Ft.

14336 MANCHESTER ROAD, MANCHESTER, MO (MANCHESTER & HWY 141)

"Floor Trader Building" Offers High Visibility, High Finish For A Retail Or Office Use. The Property is Situated At The Southwest Corner Of Manchester Road And Old Meramec Station With Stoplight Access. It Is Ideally Located One Block West of Highway 141 And The New "Manchester Highlands" Anchored By Wal-Mart And Costco. A Multi-Tenant Division is Possible With Each Tenant Having Their Own Front And Back Entrances. There is a Large Parking Lot to Accommodate Tenants.

"Why Not Locate One Block From Wal-Mart & Costco At A Lesser Lease Rate?"

Lease Rate: ~~\$16.75 Per Sq. Ft., NNN~~

Reduced Rate: \$13.95 Per Sq. Ft., NNN

(FRANK L. YOCUM)

2,938± Sq. Ft.

5353 S. LINDBERGH BLVD.

Located In Bank Of America Building Second Floor Office Space Has Three (3) Private Offices And Plenty Of Open Space. Ample Parking With Exterior Signage Available on Lindbergh Blvd.

Lease Rate: ~~\$16.00 Per Sq. Ft., Modified Gross~~

Reduced Lease Rate: \$12.00 Per Sq. Ft., Modified Gross

(POWELL KALISH)

2,900± Sq. Ft.

5595 PERSHING

2,900± Sq. Ft. Office/Retail Building on 9,000± Sq. Ft. Lot with 18± Parking Spaces. 100% Office Finish, Unique Central West End Opportunity. One Block from Metro Link and Proposed Trolley.

Sale Price: \$295,000.00

NEW LISTING

Office

2,586± Sq. Ft.

12087 BELLEFONTAINE ROAD (SPANISH LAKE AREA/NORTH ST. LOUIS COUNTY)

Former Fast Food, Freestanding Retail/ Office Building Consisting of 2,600+/- Sq. Ft. and Situated on a .52 Acre Out Lot. The Site Is Adjacent to a 70,000+/- Neighborhood Center Known as Belle Parke Plaza. Anchor Tenants Include Family Dollar, O'Reilly Auto Parks and H&R Block.

Lease Rate: \$11.50 Per Sq., Modified Gross

Sale Price: \$250,000.00

(PATRYK KOWALCZYK)

2,581± Sq. Ft.

1123 LOCUST - SUITE 100

Spectacular Retail Or Office Storefront/Condominium Located Downtown in "Loft District". First Floor 2,581 Total Square Feet With Exposed Wood Ceilings And Duct Work. Building Totally Renovated In 2005. Space Could Be Divided For Two Tenants For Either Retail Or Office Use. Price Includes One (1) Parking Space On Private Gated Lot With Additional Public And Monthly Parking In Back Of Building.

Sale Price: \$275,000.00

Lease Rate: \$12.00 Per Sq. Ft., NNN

(PATRICK T. MCKAY)

2,428± Sq. Ft. to

14004-14016 MANCHESTER

1,214± Sq. Ft..

1,214± to 2,428± Sq. Ft. Now Available for Lease or for Use by Buyer. User/Investor Opportunity. Retail/Office Building on Manchester Road (46,000± Average Daily Traffic Count) Near Weidman Road. (East of Highway 141). Monument Signage. 40 Car Parking.. 76% of Entire Building Currently Leased.

NEW PRICE

NEW LEASE RATE

~~**Lease Rate: \$16.75 Per Sq. Ft., NNN**~~

Lease Rate: \$13.95 Per Sq. Ft., NNN

~~**Sale Price: \$1,140,000.00**~~

Sale Price: \$1,050,000.00

(SCOTT E.

MARTIN)

2,400± Sq. Ft.

4559 LACLEDE AVENUE

NEW LISTING

A 2,400± Sq. Ft. Free Standing Building in the Heart of the Central West End. Two Blocks from BJC. Seven (7) Parking Spaces on Site. Great for Attorney's, Accountant or Non-Profit.

Lease Rate: \$2,400.00 Per Month

(JEFFREY J. ALTVATER)

2,300 Sq. Ft. to

2001 SOUTH HANLEY

or

2,000± Sq. Ft

1,700± Sq. Ft.

New Finish to Occupant's Specifications, Free Parking at Door. First Level Space.

Minutes to Clayton & to I-44. Half Mile to Hwy 40 (I-64) at I-170.

Lease Rate: \$12.95 Per Sq. Ft., Modified Gross

(JAMES NEWMAN/BEN M. HILLIKER)

2,275± Sq. Ft. to

2945 & 2949 SOUTH BRENTWOOD BOULEVARD, BRENTWOOD, MO

6,215± Sq. Ft.

Brentwood Commons is a Suburban Office/Retail Center Located on Brentwood Boulevard, Just South of Manchester Road. The Center is Well Situated with easy Access to Interstates 64, 44,170 and the Clayton Business District.

REDUCED

Suite 2945: Has Five (5) Private Offices, A Large Training Room & Two (2) Restrooms.

There is Monument & Building Signage Together with Private Entrances for 24 Hour Access.

Suite 2949: Presently Has A Lobby/Reception Area, Eleven (11) Private Offices, A Large Conference Room, And Training /Meeting Room And Two (2) Private Restrooms.

~~**Lease Rate: \$16.00 Per Sq. Ft., Modified Gross**~~

Reduced Lease Rate: \$13.00-\$14.00 Per Sq. Ft., Modified Gross

(FRANK L. YOCUM)

Office

2,250± Sq. Ft. to 1,125± Sq. Ft. (13,500± SF For Sale) REDUCED	14615 MANCHESTER ROAD Nice Three (3) Level Retail Office Building with 10,125± Sq. Ft. Leased and Three 1,125± Sq. Ft. Bays Available For Lease. Great User/Investor Property. Low Maintenance. Four (4) Suites per Floor. Lease Rate: \$14.00 Per Sq. Ft. Modified Gross (\$1,312.50 Per Month Per Suite) Sale Price: \$1,400,000.00 Reduced Sale Price: \$1,175,000.00 <i>(A. WILLIAM ASCHINGER)</i>
2,200± Sq. Ft. REDUCED	1450 PARKWAY WEST; JEFFERSON COUNTY 2,200± Sq. Ft. of 1 st Generation Office Space. Second Level Elevator Served Space. 5/1 Parking Ratio. Build-Out to be Completed. Lease Rate: \$14.75 Per Sq. Ft., Full Service <i>(BRIAN O'CONNELL)</i>
2,089± Sq. Ft. REDUCED	15115 MANCHESTER BALLWIN, MO 63011 Located in Bank Of America Building, This property Offers Three (3) Private Offices, Private ADA Restroom And Open Space. Ample Parking and Exterior Signage On Manchester Road. Lease Rate: \$20.00 Per Sq. Ft., Modified Gross Reduced Lease Rate: \$16.00 Per Sq. Ft., Modified Gross <i>(POWELL KALISH)</i>
2,050± Sq. Ft. to 4,100± Sq. Ft. MAKE OFFER	8671 OLIVE BOULEVARD (IN SECLUDED COURTYARD) One (1) Private Office, Open Floor Plan, Two (2) Restrooms. Great Free Parking. Ideal For Call Center, Sales Training Or General Office. Close To Clayton. Lease Rate: \$11.95 per Sq. Ft., Modified Gross <i>(JOHN H. SHEPLEY)</i>
2,000± Sq. Ft. or 1,700± Sq. Ft. to 2,300± Sq. Ft.	2001 SOUTH HANLEY New Finish to Occupant's Specifications.. First Level Space. Minutes to Clayton & to I-44. Half Mile to Hwy 40 (I-64) at I-170. Lease Rate: \$12.95 Per Sq. Ft., Modified Gross <i>(JAMES NEWMAN/BEN M. HILLIKER)</i>
2,000± Sq. Ft. to 3,000± Sq. Ft. ENDCAP	3193 – 3197 LEMAY FERRY, MEHLVILLE, MO High Visibility, EndCap Space Located on Lemay Ferry, Directly Across from Mehlville High School near Lindbergh Boulevard. There are 2,000± to 3,000± Sq. Ft. Available with Open Store Front/ Office and Four (4) Private Offices. The Space was Formerly a Photography Studio and Doctor's Office. Lease Rate: \$13.50 Per Sq. Ft. Modified Gross <i>(FRANK L. YOCUM)</i>
2,000± Sq. Ft. to REDUCED RATE	1099 MILWAUKEE, KIRKWOOD, MO Office Suites Ranging from 587± Sq. Ft. Up To 2,300 Sq. Ft. in a Completely Rehabbed Former School Building. The Building has a Unique Character for an Office Building in Kirkwood. The Building Offers Many Amenities Not Commonly Found in Your Typical Office Building. Lease Rate: \$18.50 Per Sq. Ft., Modified Gross Reduced Rate: \$16.50 Sq. Ft., Modified Gross <i>(POWELL KALISH)</i>
2,000± Sq. Ft. to 17,000± Sq. Ft. to 24,000± Sq. Ft. 90% LEASED Full 4% COMMISSION TO PROCURING BROKER And a FREE TRIP TO LONDON For Deal Over 2,500 Sq. Ft.	300 NORTH TUCKER Eight-story office, old St. Louis Post-Dispatch Building on Tucker at Olive. <u>5 covered parking spaces for each 1,000 square feet leased.</u> Parking garage attached to building. Will build to suit. Easily accessible. New Teleconferencing Facility. Built by Joseph Pulitzer II Building Totally Restored by H.B.D. Building Systems Replaced, New Carrier Chillers and Cooling Tower, New Elevators, New Hot Water Baseboard Heat, New Double Paned Thermo insulated Windows, etc. Lease Rate: \$15.95 Per Sq. Ft., Full Service \$14.95 Per Sq. Ft., Full Service. <i>(H. MEADE SUMMERS OWNER-BROKER)</i>

The above information is from appropriate sources but is not guaranteed.

PAGE

Office

1,850± Sq. Ft.	4001 NORTH KINGSHIGHWAY All New Finish. Located Just South of Highway 70. Easy Access. Free Surface Parking in Secure Lot. Reception / Waiting Area and Break Room. Perfect for a Non-Profit. Lease Rate: \$1,500.00 Per Month, FULL SERVICE <i>(BRIAN O'CONNELL)</i>
1,800± Sq. Ft. SIGNAGE/ STREET LEVEL REDUCED	7171 DELMAR BOULEVARD, UNIVERSITY CITY, MO High Profile Office/Medical/Retail Space Located at the Northeast Corner of Delmar and Midland Boulevard. Suite Available with Signage to Street. The Office Building is Ideally Located Between the "Delmar Loop" Entertainment District and I-170 (Inner-belt). Suite 100 Has A Separate Street Entrance, Private Restroom and There is an Elevator Served Parking Garage for Tenant Use. Lease Rate: Suite 100 - \$15.00 Per Sq. Ft., Modified Gross Reduced Lease Rate: \$12.00 Per Sq. Ft., Modified Gross <i>(FRANK L. YOCUM)</i>
1,700±Sq. Ft. or 2,000± Sq. Ft.	2001 SOUTH HANLEY New Finish to Occupant's Specifications. Free Parking at Door. First Level Space. Minutes to Clayton & to I-44. Half Mile to Hwy 40 (I-64) at I-170. Lease Rate: \$12.95 Per Sq. Ft., Modified Gross <i>(JAMES NEWMAN/BEN M. HILLIKER)</i>
1,700± Sq. Ft. NOW FOR SALE	108 N. KIRKWOOD Rare Opportunity to Locate in Kirkwood Store Front. Exposed HVAC Duct with Embossed Tin Ceilings. Rear Door Loading. Great Display Window with Store Front Shopping. Lease Rate: \$2,200 Per Month, Modified Gross Sale Price: \$385,000.00 <i>(A. WILLIAM ASCHINGER)</i>
1,674± Sq. Ft.	5050 FARLIN AVENUE SUITE B Good Access to Highway 70. On Site, Free Surface Parking In Fenced Lot. Second Floor Space with Separate Entrance (Owners Business is on the First Floor). Break Room with Kitchenette. Additional 1,412± Sq. Ft. Available. Lease Rate: \$1,000.00 Per Month, Full Service <i>(BRIAN O'CONNELL)</i>
1,600± Sq. Ft. PRICE REDUCED	2001 S. HANLEY SUITE 185 Gorgeous Creative Office Space with Pergo Floors, Open Office, Skylights, and Exposed HVAC Duct Work. Lease Rate: \$1,700.00 Per Month, Modified Gross Reduced Rate: \$1,593.00 Per Month, Modified Gross <i>WILLIAM ASCHINGER)</i>
1,488± Sq. Ft. to 3,000± Sq. Ft	7933 CLAYTON 1,488± Sq. Ft. of First Floor Office/Retail with and Additional 1,681 Sq. Ft. of Lower Level Office Right on Clayton Road with Parking. Lease Rate: \$22.50 Per Sq. Ft. Reduced Rate: \$20.00 Per Sq. Ft. <i>(PETER NEWTON)</i>
1,460± Sq. Ft. to 14,100± Sq. Ft. 4% COMMISSION TO PROCURING BROKER DEALS OVER 2,500Sq. Ft	1430 OLIVE STREET 16,000± Sq. Ft. to 1,460± Sq. Ft. Office, First & Second Floors. Located Across From the Scott Trade Center, Covered On Site Parking, New Computerized HVAC, Installed in 2009. Space is Easy to Work With, Only one Set of Columns. On Site Property Manager and Security. Neighborhood is being Rehabbed, Ford Building was just completed Missouri Pacific Building is now under construction. St. Louis Public Library, Kiel Opera House has over \$200,000,000.00 in Improvements. Lease Rate: \$11.95 - \$13.95 Per Sq. Ft.. <i>(H. MEADE SUMMERS OWNER-BROKER)</i>
1,344± Sq. Ft. PRICE REDUCED	3616 WOODSON ROAD Former Veterinarian Building. Great Condition, Exam Rooms, Doctors Office etc. Clean, Low Maintenance Facility Perfect for Medical, Chiropractor or General Office with Retail Exposure.

The above information is from appropriate sources but is not guaranteed.

PAGE

Office

MAKE OFFER **Lease Rate: \$995.00 Per Month, Modified Gross**
Sale Price: ~~\$95,000.00~~
Reduced Sale Price: \$89,900.00

(A. WILLIAM ASCHINGER)

Office

1,247± Sq. Ft.

7960 PAGE

Very Visible Corner Lot Located At The Intersection Of Page & Hanley. Curb-Cuts on Both Page & Hanley. Total Traffic Counts For Page & Hanley Top 25,000 Vehicles Per Day.

Sale Price: \$275,000.00

(PETER A. PFEIFER)

1,214± Sq. Ft. to
2,428± Sq. Ft.

14004-14016 MANCHESTER

1,214± to 2,428± Sq. Ft. Now Available for Lease or for Use by Buyer. User/Investor Opportunity. Retail/Office Building on Manchester Road (46,000± Average Daily Traffic Count) Near Weidman Road. (East of Highway 141). Monument Signage. 40 Car Parking.. 76% of Entire Building Currently Leased.

**NEW PRICE
NEW LEASE RATE**

~~Lease Rate: \$16.75 Per Sq. Ft., NNN~~

Lease Rate: \$13.95 Per Sq. Ft., NNN

~~Sale Price: \$1,140,000.00~~

Sale Price: \$1,050,000.00

(SCOTT E. MARTIN)

1,125± Sq. Ft. to
2,250± Sq. Ft.

(13,500± SF For Sale)

14615 MANCHESTER ROAD

Nice Three (3) Level Retail Office Building with 10,125± Sq. Ft. Leased and Three 1,125± Sq. Ft. Bays Available For Lease.

Great User/Investor Property. Low Maintenance. Four (4) Suites per Floor.

Lease Rate: \$14.00 Per Sq. Ft. Modified Gross (\$1,312.50 Per Month Per Suite)

REDUCED

~~Sale Price: \$1,400,000.00~~

Reduced Sale Price: \$1,175,000.00

(A. WILLIAM ASCHINGER)

1,125± Sq. Ft.

880 RUE STREET ST. FRANCOIS; FLORISSANT, MO 63031

Located in Bank Of America. This Property Has One (1) Large Private Office, Reception Area/Open Space, Kitchenette And Restroom. Ample Parking And Exterior Signage on St. Francois Road.

MAKE OFFER

Lease Rate: \$8.00 Per Sq. Ft., Modified Gross

(POWELL KALISH)

1,120± Sq. Ft.

2101 N. BROADWAY

1,120 Sq. Ft. Former Retail Store At The Corner Of North Broadway and Madison. Built In 1990 Of Architectural/Split Block Construction. Sits On A 3,500 Sq. Ft. Lot. Building Is 100% Air Conditioned. One (1) ADA Restroom, Storage Room With A Kitchen Area And Shower. Small Office. Zoned "J" Industrial. Great Contractor's Building, Add A Drive-In door And Fence The Lot.
For Sale: \$109,000.00 (Also Available for Lease Now!)

"MAKE OFFER"

(PATRICK T. MCKAY)

1,100± Sq. Ft. to
6,600± Sq. Ft.

11726 ST. CHARLES ROCK ROAD (ROCK ROAD PLAZA) BRIDGETON, MO

Neighborhood Office/Retail Center ideally located just west of the Interstate 70 exit and east of the Interstate 270 exit. The center offers pylon and building signage, a high traffic count (over 48,000 cars per day) and is surrounded by retailers, banks and restaurants.

**WALMART
COMING SOON**

Lease Rate: \$9.50 Per Sq. Ft., NNN (Except End-Cap)

(FRANK L. YOCUM)

1,000± Sq. Ft. to
30,022± Sq. Ft.

3145-3159 FEE FEE ROAD

The Bridgecrest Office Center is a Masonry Constructed, 30,022± Sq. Ft. Multi-Tenant Office Building on two (2) levels. Ideal for not for profit and back office uses. Large Free Parking Lot.

**BANK OWNED
MAKE OFFER**

Bank Owned!! Make Offer!!

Lease Rate: \$14.00 Per Sq. Ft., Full Service

Sale Price: \$1,060,000.00 (\$35.30 Per Sq. Ft.)

(JOHN H. SHEPLEY/FRANK L. YOCUM)

1,000± Sq. Ft. to
750± Sq. Ft.

3185 & 3193 LEMAY FERRY ROAD MEHLVILLE, MO

High Visibility – Doctor's Office/Retail/Office Space in Neighborhood Center Next to "The Bedroom Store". Located less than One Mile North of Lindbergh Boulevard on Lemay Ferry, Across from Mehlville High School. The Center has A Traffic Count of Approximately 30,000± Vehicles Per Day.

MAKE OFFER

Lease Rate: \$10.00 Per Sq. Ft., NNN (NNN est. \$3.00per Sq. Ft.)

(FRANK L. YOCUM)

**DOCTOR'S
OFFICE**

The above information is from appropriate sources but is not guaranteed.

PAGE

Office

1,000±Sq. Ft. to
3,500± Sq. Ft.

3960 LINDELL

A Two and One Half Story Office Building Located in the Central West End Near St. Louis University. Owner will Build Out to Suit. Lower Level Available at Reduced Rate.

Lease Rate: ~~\$14.00 Per Sq. Ft.~~ \$10.00 Per Sq. Ft., Full Service

PRICE REDUCED

(JEFFREY J. ALTVATER)

1,000 ± Sq. Ft. to
20,000±Sq. Ft.

1221 LOCUST

Historic Shell Building at the Intersection of Locust & 13th St. Full 11th and 12th Floors Available 20,000± Sq. Ft. Contiguous with High Quality Finishes and a Breath Taking View.

Lease Rate:\$12.00-\$14.00 Per Sq. Ft.

(JEFFREY J. ALTVATER)

960± Sq. Ft.

8027 CLAYTON ROAD

Small Stand Alone With Big Visibility. Newly White Boxed. Take Advantage Of Being On Clayton Road And Be Seen By Over 20,000 Drivers Daily (Pre 40/64 Construction Count). Six (6) Car Parking At Rear Of Building. Could Continue As Medical/Dental Or Go General Office

Lease Rate: \$2,500.00 Per Month NNN

(PETER A.

LEASED

PFEIFER)

922± Sq. Ft. to
4,955± Sq. Ft.

3784-3788 MC KELVEY ROAD; Bridgeton, MO 63044

Neighborhood Office/Retail Center Ideally Located Off Interstate 270 Between St. Charles Rock Road and Natural Bridge Road. The Center has Suites Available from 922± to 4,955± Sq. Ft. The Site is Just West of the "New Walmart" to be Constructed and is Surrounded by National Retailers. The Property Offers Easy Access to Westport, St. Charles, Earth City and Airport.

Lease Rate: \$9.50 Per Sq. Ft., Modified Gross

(FRANK L. YOCUM)

900± Sq. Ft. to
800± Sq. Ft.

1837 LEMAY FERRY ROAD

Office Space with Two (2) Private Offices with Private Restrooms, A.D.A. (Possible) Lots of Windows, Marquis Signage Available, Ample Parking.

Lease Rate: \$12.00 Per Sq. Ft., Full Service

(POWELL KALISH)

800± Sq. Ft. to
6,600± Sq. Ft.

7477 DELMAR

Easy Access to Clayton. Located just East of Hanley.

Lease Rate: \$8.50-\$9.50 Per Sq. Ft., NNN

(JEFFREY J.

ALTVATER)

750± Sq. Ft. to
1,000± Sq. Ft.

3185 & 3193 LEMAY FERRY ROAD MEHLVILLE, MO

High Visibility – Doctor's Office/Retail/Office Space in Neighborhood Center Next to "The Bedroom Store". Located less than One Mile North of Lindbergh Boulevard on Lemay Ferry, Across from Mehlville High School. The Center has A Traffic Count of Approximately 30,000± Vehicles Per Day.

Lease Rate: \$10.00 Per Sq. Ft., NNN (NNN est. \$3.00per Sq. Ft.)

(FRANK L. YOCUM)

MAKE OFFER

**DOCTOR'S
OFFICE**

660± Sq. Ft.

623 FRANKLIN AVENUE; WASHINGTON, MO 63090

Retail Space at Signalized Intersection of Highway 47 & 8th St., Washington, MO. Visible and Accessible Space, High Traffic Location. Parking at Door.

Lease Rate: \$695.00 Per Month, Modified Gross

(SCOTT E. MARTIN)

LEASED

650± Sq. Ft. to
8,300± Sq. Ft.

4236 LINDELL

Four Story Office Building in Central Wet End. **Full Floor Available.** Free Surface Parking.

Lease Rate: ~~\$11.95 Per Sq. Ft., Full Service – For More then 8,000 Sq. Ft.~~

\$10.95 Per Sq. Ft., Full Service – For More then 8,000 Sq. Ft.

~~\$12.95 Per Sq. Ft., Full Service – For Less then 8,000 Sq. Ft.~~

\$11.95 Per Sq. Ft., Full Service – For Less then 8,000 Sq. Ft.

(JEFFREY J. ALTVATER)

Office

504± Sq. Ft. to
10,000± Sq. Ft.

12154-12190 NATURAL BRIDGE, BRIDGETON, MO

High Finish Office Space Renovated Office Center Available for Sale or Lease. Have up to 10,000± Sq. Ft. of Administration and Education Center Space. Office Complex totally Refurbished in 2004 with New Façade, HVAC, Parking Lot and Landscaping. The 3.05 Acre Site Offers 164+ Vehicle Parking or with Room for Building Expansion.

REDUCED

**OWNERSHIP WITH
INCOME**

“STEAL”

Ideal for Owner/User

~~Lease Rate: \$13.00-\$14.00 Per Sq. Ft., Modified Gross~~

Reduced Lease Rate: \$12.00 Per Sq. Ft., Modified Gross

Sale Price: \$1,895,000.00 (Only \$77.92 Per Sq. Ft.!)

(FRANK L. YOCUM)

382± Sq. Ft. to
8,323 ± Sq. Ft.

12103-12145 BELLEFONTAIN ROAD (SPANISH LAKE AREA/NORTH ST. LOUIS COUNTY)

Belle Park Plaza is Located in the Spanish Lake Area of North St. Louis county and Consists of Approximately 70,000± Sq. Ft. The plaza is Situated at the Southwest Intersection of Bellefontaine and Parker Roads, 1.5 Miles North of Interstate 270. The Center is Surrounded by Dense Single and Multi-Family Residential Housing. Anchor Tenants Include Family Dollar, O'Reilly Auto Parts and H& R Block.

Lease Rate: \$10.50 Per Sq. Ft, Modified Gross

(PARTYK KOWALCZYK)

Retail

58,102± Sq. Ft.

6651 GRAVOIS ST. CHARLES, MO63116

58,102+/- Sq. /ft. /Former School Building on the Site, Existing Curb Cuts on Both Gravois & Kingshighway, Zoned F-Neighborhood Commercial District and A-Single Family, Vehicles Per Day: Gravois 18,080+/- / Kingshighway 15,701+/-.
Offering Price: \$1,195,000.00 (\$20.57 Per Sq. Ft.)

(HAL C. BALL/PETER NEWTON)

41,018± Sq. Ft.

5000 WASHINGTON PLACE @ N. KINGSHIGHWAY, ST. LOUIS CITY- CENTRAL WEST END

“Now For
Sale or Lease”

BACK ON MARKET

Historic St. John’s United Methodist Church of Approximately 41,018± Sq. Ft. on Two and Three Levels. The Property is Located at the Southwest Corner of North Kingshighway and Washington Place in the “Holy Corner” of the Central West End. The Original Structure was Designed by St. Louis Union Station Architect, Theodore C. Link and Constructed in 1901-1902. The Building is Listed on the National Register of Historic Places and has Amazing Architecture with its Columns and Beautiful Stained Glass Windows. The Sanctuary Consisting of Approx. 6,000± Sq. Ft., a Second Chapel of Approx. 3,800± Sq. Ft. & the Auditorium Consist of Approx. 5,000± Sq. Ft.. **There are Numerous Offices, Meeting Rooms and a Kitchen Area. There are Two Lots with Total 1.55± Acres which Include a 93 Car Parking Lot with Additional Land for Expansion**
Lease Price: Entire Building : \$6,600 Per Month, NNN
Sale Price: \$950,000.00 (\$23.16 Per Sq. Ft.)

(FRANK L. YOCUM/PETER NEWTON)

38,000± Sq. Ft.

15.2± Acres

MAKE OFFER

8773 COMMERCIAL BOULEVARD, PEVELY,MO

15.2± Acre Site with 38,000± Sq. Ft. of Air Conditioned Buildings. Currently Pevely Flea Market. Over 1,400± feet of Frontage on Highway 61/67. Adjacent to Union Pacific Rail. Will Divide to
Sale Price: \$1,950,000.00

(SCOTT E. MARTIN)

27,100± Sq. Ft.

1900-1928 MARTIN LUTHER KING DR.

An Excellent Re-Development Project Located In The “Downtown-West Loft District”. This 27,100± Sq. Ft. Property Encompasses A Large Three (3) Story “Loft Building” And A One (1) Story Smaller Section With One (1) Loading Dock., The Property Sits On A Very Large 1.12± Acre Paved site. Property Fronts An Entire Block Between 19th & 20th Streets.
For Sale: \$695,000.00

(PATRICK T. MCKAY)

18,705± Sq. Ft.

SOLD

11015 OLD HALLS FERRY

NOTICE: Confidential Listing. Do Not Disturb Current Occupant. 150± Parking Spaces, Pole Signage, Two (2) Docks, One (1) Drive-In 12,500± Fenced Outside Storage.
Sale Price:\$695,000.00
Reduced Price: \$550,000.00

(JAMES NEWMAN)

16,181± Sq. Ft.

**5% to
PROCURING
BROKER**

2 FEE FEE ROAD

Retail/Service Center. Owner/Occupant opportunity. Located north of Dorsett at Midland (quick access to West Port Business Area). Zoned C-1 Neighborhood Commercial. Adjacent single user retail building and 1.47 acres also for sale. Priced at \$24.40/Sq. Ft.
Sale Price: \$395,000.00

(SCOTT E. MARTIN)

15,347± Sq. Ft.

10% Commission

6121 WELLS AVENUE

.26 Acre Lot Improved with 15,347± Sq. Ft. Retail/Warehouse Building 75% Air Conditioned Space. Two (2) (10'X16') Dock High Doors, Wet Sprinklered, 3-Phase Power
Sale Price: \$150,000.00 (\$9.77 Per Sq. Ft.)

(JAMES NEWMAN)

14,821± Sq. Ft.

**BANK OWNED
MAKE OFFER**

612 NORTH FIRST STREET

Great Rate Opportunity to control and Develop a Site in the Historic Laclede’s Landing on the St. Louis River Front. Depending on the type of Development \$800,000.00± in Brownfields Tax Credits may be available.
Sale Price: \$625,000.00

(A.WILLIAM ACHINGER)

Retail

13,500± Sq. Ft.

4870 NATURAL BRIDGE

This Automotive Sale Building has Been in Continuous Operation as Sherman Motors Since 1949, and was Originally a Nash and Lincoln Dealership. It has a Large Indoor Car Lot, Service Area, and Offices. The Used Car Sales License is Included, but the Rights to the Name are not.
Sale Price: \$395,000.00

(PETER NEWTON)

13,200± Sq. Ft.

REDUCED

10 FEE FEE ROAD

Commercial Building Suitable for Retail or Office. 70 Car Parking (1.47± Acres). Open Floor Plan, Located North of Dorsett (Quick Access to West Port Business Area). Near Residential and Schools.

Sale Price: ~~\$640,000.00~~
Reduced Sale Price; \$390,000.00

(SCOTT E. MARTIN)

12,000± Sq. Ft.

7150 MANCHESTER

This Office/Institutional/Call Center Property has an Open Floor Plan with a Wrap Around Mezzanine, and a Finished Lower Level (Break Area) that Opens to Grade at the Rear where there Is More Than 150± Parking Spaces. This is One of the Largest Parcels in the Area at 1.68± Acres.
Sale Price: \$599,000.00

(PETER A. PFEIFER/PETER NEWTON)

12,000± Sq. Ft. to
2,000± Sq. Ft.

2000 RICHARDSON ROAD

1± Acre improved With A 12,000± Sq. Ft. Retail Building. 1,000± Sq. Ft. & 2,000± Sq. Ft. Available for Lease At Richardson & Highway 55

Lease Rate: \$10.80 Per Sq. Ft., Gross
Sale Price: \$795,000.00

(JAMES NEWMAN/PETER NEWTON)

11,580± Sq. Ft.

NEW LISTING

1901 NORTH FLORISSANT AVENUE

7,980± Sq. Ft. Retail Warehouse Building, 3,600± Sq. Ft. Storage Building, .77± Acre Corner Lot.
Sale Price: \$295,000.00 (\$25.48 Per Sq. Ft.)

(JAMES NEWMAN)

10,000± Sq. Ft.

4920 NORTHRUP

Half of this Building is Currently Operation as a Night Club. The Other Half is Partially Finished for an Expansion that did not Occur, and has a Period, Barrel Vault Ceiling, Roughed In Plumbing, and Some Stud Walls. There is A Bill Board on the Property that Can Be Included for an Additional \$180,000.00. It Generates about \$20,000.00 in Revenue Per year.

Sale Price: \$599,000.00

(PETER NEWTON)

9,861± Sq. Ft.

**NEW PRICE
NEW LEASE RATE**

14004-14016 MANCHESTER

1,214± to 2,428± Sq. Ft. Now Available for Lease or for Use by Buyer. User/Investor Opportunity. Retail/Office Building on Manchester Road (46,000± Average Daily Traffic Count) Near Weidman Road. (East of Highway 141). Monument Signage. 40 Car Parking. 76% of Entire Building Currently Leased.

Lease Rate: ~~\$16.75 Per Sq. Ft., NNN~~

Lease Rate: \$13.95 Per Sq. Ft., NNN

Sale Price: ~~\$1,140,000.00~~

Sale Price: \$1,050,000.00

MARTIN)

(SCOTT E.

9,000± Sq. Ft.

3600 SOUTH JEFFERSON AVENUE

Potential Live/Work Opportunity, Across the Street from St. Alexis Hospital. Federal And State Historic Tax Credits Possible.

For Sale: \$95,000.00

(JEFFERY J. ALTVATER)

8,680± Sq. Ft.

1711 LOCUST

This Former Power Plant Features A Clear Span First Floor with 30ft. Ceilings, Absolutely A Stunning Space For A Restaurant, Art Gallery, Event Venue etc. Heavy Load Concrete Floors with a Full Basement and Sub-Basement Excellent Re-Development/conversion Project. Priced To Sell.

The above information is from appropriate sources but is not guaranteed.

PAGE

Retail

.Lease Rate: T.B.D.
Sale Price: \$245,000.00
MCKAY)

(PATRICK T.

Retail

8,323± Sq. Ft. to
382± Sq. Ft.

12103-12145 BELLEFONTAIN ROAD (SPANISH LAKE AREA/NORTH ST. LOUIS COUNTY)

Belle Park Plaza is Located in the Spanish Lake Area of North St. Louis county and Consists of Approximately 70,000± Sq. Ft. The plaza is Situated at the Southwest Intersection of Bellefontaine and Parker Roads, 1.5 Miles North of Interstate 270. The Center is Surrounded by Dense Single and Multi-Family Residential Housing. Anchor Tenants Include Family Dollar, O'Reilly Auto Parts and H& R Block.

Lease Rate: \$10.50 Per Sq. Ft, Modified Gross

(PARTYK KOWALCZYK)

8,250± Sq. Ft.

4731-4735 MCPHERSON

Located Just East of Euclid in the Heart of Central West End. Multi-Tenant Building is Currently 100% Leased, Excellent User/Investor Opportunity.

Confidential Listing Please DO NOT DISTURB TENANTS

Sale Price: \$1,100,000.00

(JEFFREY J.

ALTVATER)

8,190± Sq. Ft.

3400 NORTH KINGSHIGHWAY

Gorgeous 8,190± Sq. Ft. Medical/Office/Retail Building. Off Street Parking.

Sale Price: \$250,000.00 (\$30.52 Per Sq. Ft.)

(MEADE SUMMERS/JAMES NEWMAN)

8,080± Sq. Ft. to
4,040± Sq. Ft.

13200 MANCHESTER ROAD

An Outstanding Commercial Location on Eastbound Manchester Just West of I-270.

8,080± Sq. Ft. of Commercial/Industrial Space on Two (2) Levels.

Sits on .81± Acres with 186' Frontage. Ideal for Redevelopment.

Lease Rate: \$8.00 Per Sq. Ft., NNN

Sale Price: \$795,000.00 (\$98.39 Per Sq. Ft.)

(JOHN H. SHEPLEY/PETER NEWTON)

**NEW LISTING
MAKE OFFER!**

8,114± Sq. Ft. to
3,000± Sq. Ft.

14336 MANCHESTER ROAD, MANCHESTER, MO (MANCHESTER & HWY 141)

"Floor Trader Building" Offers High Visibility, High Finish For A Retail Or Office Use. The Property is Situated At The Southwest Corner Of Manchester Road And Old Meramec Station With Stoplight Access. It Is Ideally Located One Block West of Highway 141 And The New "Manchester Highlands" Anchored By Wal-Mart And Costco. A Multi-Tenant Division is Possible With Each Tenant Having Their Own Front And Back Entrances. There is a Large Parking Lot to Accommodate Tenants.

"Why Not Locate One Block From Wal-Mart & Costco At A Lesser Lease Rate?"

Lease Rate: ~~\$16.75 Per Sq. Ft., NNN~~

Reduced Rate: \$13.95 Per Sq. Ft., NNN

(FRANK L. YOCUM)

REDUCED

7,500± Sq. Ft.

7209-7211 ST. CHARLES ROCK ROAD

3,500± Sq. Ft. Warehouse with Two (2) Docks and One (1) Drive-In at the rear of the Building.

4,000± Sq. Ft. Mixed Use Building with 2,400± Sq. Ft. of Offices on the First Floor and Two (2)

800± Sq. Ft. Apartments on the Second Floor with a Full Basement. The Property has a Large

Lot with Access from St. Charles Rock Road and Ferguson Avenue.

Sale Price: \$195,000.00 (\$26.00 Per Sq. Ft.)

(BRIAN O'CONNELL)

6,600± Sq. Ft. to
1,100± Sq. Ft.

11726 ST. CHARLES ROCK ROAD (ROCK ROAD PLAZA) BRIDGETON, MO

Neighborhood Office/Retail Center ideally located just west of the Interstate 70 exit and east

of the Interstate 270 exit. The center offers pylon and building signage, a high traffic count

(over 48,000 cars per day) and is surrounded by retailers, banks and restaurants.

Lease Rate: \$9.50 Per Sq. Ft., NNN (Except End-Cap)

(FRANK L. YOCUM)

**WALMART
COMING SOON**

6,051± Sq. Ft.

3227-3229 MORGANFORD

Fantastic Retail /Showroom/Warehouse Building Located in the Vibrant Tower Grove South

Neighborhood. Property has been Completely Renovated in 2006 with Numerous Upgrades.

Property is Currently a Specialty Retailer with Showroom and Warehouse in Rear. Property has

3-Phase Electric One (1) Loading Dock 11' Ceilings, Skylights- Could Easily be Demised

between two Tenants.

Sale Price: ~~\$395,000.00~~

PRICE REDUCED

The above information is from appropriate sources but is not guaranteed.

PAGE

Retail

Reduced Price: \$325,000.00

(PATRICK T. MCKAY/A. WILLIAM ASCHINGER)

Retail

6,000± Sq. Ft.

9840 MANCHESTER ROAD

Great Show Room Auto Related Retail Building, Twelve Car Parking on Site.
Rare Opportunity to Own This Building.

PRICE REDUCED

Lease Rate: \$5,000.00 Per Month, NNN

NOW FOR LEASE

Reduced Lease Rate: \$4,500.00 Per Month, NNN

Sale Price: \$795,000.00

Reduced Sale Price: \$650,000.00

(A. WILLIAM ASCHINGER)

5,500± Sq. Ft. to
1,000± Sq. Ft.

2024 S. JEFFERSON/2345 RUSSELL

Great Corner for Retail Office. Work in 1,000± Sq. Ft. Retail with 1,000± Sq. Ft. Office and Live Above in a Large Apartment.

PRICE REDUCED

Lease Rate: \$1,500.00 Per Month

Sale Price: \$250,000.00

Sale Price Reduced: \$199,000.00

(A. WILLIAM ASCHINGER)

5,262± Sq. Ft.
Or
3,016± Sq. Ft.

2001 SOUTH HANLEY

New Finish to Occupant's Specifications, Free Parking at Door. First Level Space. Minutes to Clayton & to I-44. Half Mile to Hwy 40 (I-64) at I-170.

Lease Rate: \$12.95 Per Sq. Ft., Modified Gross

(JAMES NEWMAN/BEN M. HILLIKER)

5,200± Sq. Ft.

9601 HALLS FERRY

A 5,200± Sq. Ft. Operating Day Care Center Licensed for Eighty Three (83) Children.

Sale Price: \$265,000.00

(PETER NEWTON)

5,100± Sq. Ft.

4480 SOUTH ST. PETERS PARKWAY; ST. CHARLES COUNTY

Highway 94 Retail/Service Space Located Between "The Bedroom Store" and Bird Cage Warehouse. The Center is Located on the Service Road to Highway 94 (Formerly Known as Pakktowne Drive) and Midway Between Highway 364/Page Extension & I-64/Highway 40. The Storefront is Fully Finished with 100% Air Conditioning, is Free Span and has a Drive-In Door for Loading.

NEW LISTING

Lease Rate: 8.95 Per Sq. Ft., Modified Gross

(FRANK L. YOCUM)

5,000± Sq. Ft.

5625 MANCHESTER

Former AB's Place Tavern / Restaurant. All Kitchen Equipment, Bar, Coolers in Place. 50± Car Private Off Street Parking Available. Premises Ready for Immediate Occupancy.

Lease Rate: \$3,500.00 Per Month, NNN

(HAL C. BALL/PATRYK KOWALCZYK)

4,955± Sq. Ft. to
922± Sq. Ft.

3784-3788 MC KELVEY ROAD; Bridgeton, MO 63044

Neighborhood Office/Retail Center Ideally Located Off Interstate 270 Between St. Charles Rock Road and Natural Bridge Road. The Center has Suites Available from 922± to 4,955± Sq. Ft. The Site is Just West of the "New Walmart" to be Constructed and is Surrounded by National Retailers. The Property Offers Easy Access to Westport, St. Charles, Earth City and Airport.

Lease Rate: \$9.50 Per Sq. Ft., Modified Gross

(FRANK L. YOCUM)

4,800± Sq. Ft.

3131 HIGHWAY 100; VILLA RIDGE, MO 63089

Commercial Building on 1.3± Acres with Fenced/Paved Lot. Excellent I-44 Visibility Offers Opportunity to use as Sales Lot and Showroom. 4+ Year Old Building with 2,000± Sq. Ft. Showroom and Office. The Warehouse is 2,800± Sq. Ft. with Two (2) Drive-In Doors.

Sale Price: \$345,000.00

(SCOTT E.

MARTIN)

4,225± Sq. Ft.

8513 MANCHESTER ROAD; BRENTWOOD

A 4,225± Sq. Ft. Single Level Block Retail/Service Building on 100' Frontage By 204' Deep Lot (.48 Acres)

MAKE OFFER!

Plus an Additional 25,198± Sq. Ft. (.58± Acres) of Land to the Rear that is Contiguous For a Total of 1.06± Acres.

Sale Price: \$399,000.00 (4,225 Sq. Ft. on .48 Acres)

The above information is from appropriate sources but is not guaranteed.

PAGE

Retail

Sale Price: \$100,000.00 (25,198 Sq. Ft. of Land)

(JOHN H. SHEPLEY)

Retail

4,040± Sq. Ft. to
8,080± Sq. Ft.

**NEW LISTING
MAKE OFFER!**

13200 MANCHESTER ROAD

An Outstanding Commercial Location on Eastbound Manchester Just West of I-270.
8,080± Sq. Ft. of Commercial/Industrial Space on Two (2) Levels.
Sits on .81± Acres with 186' Frontage. Ideal for Redevelopment.

Lease Rate: \$8.00 Per Sq. Ft., NNN

Sale Price: \$795,000.00 (\$98.39 Per Sq. Ft.)

(JOHN H. SHEPLEY/PETER NEWTON)

4,000± Sq. Ft.

3136 WATSON ROAD

High Visibility Retail – Showroom- Warehouse and Storefront located near Arsenal & Watson.
Warehouse with Floor Drains. One (1) Loading Dock in Front of Building. One (1) Loading Dock
in Rear off Alley. Great Off-Street Parking in Front of Building. Corner Location.
Very Clean Property. A Must See for Any Retailer Wanting a Solid South City Location.

Lease Rate: \$2,900.00 Per Month

Sale Price: \$250,000.00

(PATRICK T. MCKAY/BRIAN O'CONNELL)

3,500±Sq. Ft.

3 WAGGENER INDUSTRIAL COURT CRYSTAL CITY

Auto Service Building with Six (6) Bays on a 12,000± Sq. Ft. Lot. Located about 100 Yards West
of Highway 61/67 in Crystal City, MO

Sale Price: \$160,000.00

Reduced Sale Price: \$139,500.00

(SCOTT E. MARTIN)

3,300± Sq. Ft.

9525 ST. CHARLES ROCK ROAD

A 3,300 Sq. Ft. Five Bay Auto Repair Center Located at the Lighted Intersection of Edmundson
& St. Charles Rock Road. DO NOT DISTURB TENANTS. Contact Agent for Showing
Instructions.

Lease Rate: \$3,750.00 Per Month, NNN

(JEFFREY J.

ALTVATER)

3,230± Sq. Ft. to
2,660± Sq. Ft.

534-544 E. OSAGE ,PACIFIC MO, 63069

Retail Space Available In 37,000± Sq. Ft. Community Retail Center. Adjacent to Dollar General.
Retailers Include Rent-A-Center, NAPA, H&R Block, Liquor & Tobacco Sales, Barber Shop,
Loan Office, and Book Store. Located In a Growing Community.

Lease Rate: \$8.00 Per Sq. Ft., Modified Gross

(SCOTT E. MARTIN)

3,016± Sq. Ft.

2001 SOUTH HANLEY

or
5,262± Sq. Ft.
2,300± Sq. Ft

Extensive Window Line at Signalized Hanley Rd. Intersection. Free Parking.
Minutes to Clayton & to I-44. Half Mile to Hwy 40 (I-64) at I-170.

Lease Rate: \$12.95 Per Sq. Ft., Modified Gross

(JAMES NEWMAN/BEN M. HILLIKER)

3,000± Sq. Ft. to
1,488± Sq. Ft

7933 CLAYTON

1,488± Sq. Ft. of First Floor Office/Retail with and Additional 1,681 Sq. Ft. of Lower Level Office
Right on Clayton Road with Parking.

Lease Rate: \$22.50 Per Sq. Ft.

Reduced Rate: \$20.00 Per Sq. Ft.

(PETER NEWTON)

3,000± Sq. Ft. to
2,000± Sq. Ft.

3193 – 3197 LEMAY FERRY, MEHLVILLE, MO

High Visibility, EndCap Space Located on Lemay Ferry, Directly Across from Mehlville High
School near Lindbergh Boulevard. There are 2,000± to 3,000± Sq. Ft. Available with Open Store
Front/ Office and Four (4) Private Offices. The Space was Formerly a Photography Studio and
Doctor's Office.

Lease Rate: \$13.50 Per Sq. Ft. Modified Gross

(FRANK L. YOCUM)

3,000± Sq. Ft. to
1,500± Sq. Ft.

6900-6924 MANCHESTER ROAD

Multiple Retail Bays Along Manchester Road. Just East Of The Intersection Of Manchester and
McCausland.

Lease Rate: \$12.00 Per Sq. Ft., NNN

ENDCAP

The above information is from appropriate sources but is not guaranteed.

PAGE

Retail

3,000± Sq. Ft.

8419 MANCHESTER ROAD, BRENTWOOD, MO

A 31,799± Sq. Ft. (.73 Acres) Zoned Commercial Redevelopment Site with 162' Frontage on Manchester Road. 3,000± Sq. Ft. Of Buildings are still on Site.

NEW LISTING

Major Price Reduction! - Owner Wants to Sell!

PRICE REDUCED

Sale Price: ~~\$675,000.00~~ (~~\$21.36 Per Sq. Ft.~~)

Reduced Price: \$499,000.00 (\$15.70 Per Sq. Ft.) Land Value

Lease Rate: \$2,975.00 Per Month, Modified Gross

(JOHN H. SHEPLEY)

3,000± Sq. Ft. to

14336 MANCHESTER ROAD, MANCHESTER, MO (MANCHESTER & HWY 141)

8,114± Sq. Ft.

"Floor Trader Building" Offers High Visibility, High Finish For A Retail Or Office Use. The Property is Situated At The Southwest Corner Of Manchester Road And Old Meramec Station With Stoplight Access. It Is Ideally Located One Block West of Highway 141 And The New "Manchester Highlands" Anchored By Wal-Mart And Costco. A Multi-Tenant Division is Possible With Each Tenant Having Their Own Front And Back Entrances. There is a Large Parking Lot to Accommodate Tenants.

REDUCED

"Why Not Locate One Block From Wal-Mart & Costco At A Lesser Lease Rate?"

Lease Rate: ~~\$16.75 Per Sq. Ft., NNN~~

Reduced Rate: \$13.95 Per Sq. Ft., NNN

(FRANK L. YOCUM)

2,660± Sq. Ft. to

534-544 E. OSAGE ,PACIFIC MO, 63069

3,230± Sq. Ft.

Retail Space Available In 37,000± Sq. Ft. Community Retail Center. Adjacent to Dollar General. Retailers Include Rent-A-Center, NAPA, H&R Block, Liquor & Tobacco Sales, Barber Shop, Loan Office, and Book Store. Located In a Growing Community.

Lease Rate: \$8.00 Per Sq. Ft., Modified Gross

(SCOTT E. MARTIN)

2,581± Sq. Ft.

1123 LOCUST - SUITE 100

Spectacular Retail Or Office Storefront/Condominium Located Downtown in "Loft District". First Floor 2,581 Total Square Feet With Exposed Wood Ceilings And Duct Work. Building Totally Renovated In 2005. Space Could Be Divided For Two Tenants For Either Retail Or Office Use. Price Includes One (1) Parking Space On Private Gated Lot With Additional Public And Monthly Parking In Back Of Building.

Sale Price: \$275,000.00

Lease Rate: \$12.00 Per Sq. Ft., NNN

(PATRICK T. MCKAY)

2,500± Sq. Ft.

9601 ST. CHARLES ROCK ROAD

Used Car Lot and Building, 2,500± Sq. Ft. Showroom and Office Building on ½ Acre Lot. Currently Lease @\$5,500 Per Month. Great Visibility at Signalized Intersection. Could Be Packaged with Neighboring Investment Property.

Sale Price: \$475,000.00

(POWELL KALISH)

2,500± Sq. Ft.

9617 ST. CHARLES ROCK ROAD

2,500± Sq. Ft. Restaurant on ½ Acre Lot. Currently Leased @ \$2,000 Per Month. Great Visibility with Ample Parking. Could be Packaged with Neighboring Investment Property.

Sale Price: \$225,000.00

(POWELL KALISH)

2,428± Sq. Ft. to

14004-14016 MANCHESTER

1,214± Sq. Ft..

1,214± to 2,428± Sq. Ft. Now Available for Lease or for Use by Buyer. User/Investor Opportunity. Retail Building on Manchester Road (46,000± Average Daily Traffic Count) Near Weidman Road. (East of Highway 141). Monument Signage. 40 Car Parking. 76% of Entire Building Currently Leased.

NEW PRICE

NEW LEASE RATE

Lease Rate: ~~\$16.75 Per Sq. Ft., NNN~~ 1,662± to 2,428± Sq. Ft.

Lease Rate: \$13.95 Per Sq. Ft., NNN 1,662± to 2,428± Sq. Ft.

Sale Price: ~~\$1,140,000.00~~

Sale Price: \$1,050,000.00

(SCOTT E. MARTIN)

Retail

2,250± Sq. Ft. to
1,125± Sq. Ft.
(13,500± SF For Sale)

14615 MANCHESTER ROAD
Nice Three (3) Level Retail Office Building with 10,125± Sq. Ft. Leased and Three 1,125± Sq. Ft. Bays Available For Lease.
Great User/Investor Property. Low Maintenance. Four (4) Suites per Floor.
Lease Rate: \$14.00 Per Sq. Ft. Modified Gross (\$1,312.50 Per Month Per Suite)
Sale Price: \$1,400,000.00
Reduced Sale Price: \$1,175,000.00

REDUCED

(A. WILLIAM ASCHINGER)

2,250± Sq. Ft. to
1,000± Sq. Ft.

6212 MARTIN LUTHER KING
1,000± - 2,250± Sq. Ft. of Retail Space Located at the Signalized Intersection of Martin Luther King & Kiienlan Avenue.

(PATRYK KOWLACZYK)

2,000± Sq. Ft.
or
2,300± Sq. Ft. to
1,200± Sq. Ft.

2001 SOUTH HANLEY
New Finish to Occupant's Specifications. Free Parking at Door. First Level Space. Minutes to Clayton & to I-44. Half Mile to Hwy 40 (I-64) at I-170.
Lease Rate: \$12.95 Per Sq. Ft., Modified Gross

(JAMES NEWMAN/BEN M. HILLIKER)

2,000± Sq. Ft. to
3,000± Sq. Ft.

3193 – 3197 LEMAY FERRY, MEHLVILLE, MO
High Visibility, EndCap Space Located on Lemay Ferry, Directly Across from Mehlville High School near Lindbergh Boulevard. There are 2,000± to 3,000± Sq. Ft. Available with Open Store Front/ Office and Four (4) Private Offices. The Space was Formerly a Photography Studio and Doctor's Office.
Lease Rate: \$13.50 Per Sq. Ft. Modified Gross

ENDCAP

(FRANK L. YOCUM)

2,000± Sq. Ft. to
12,000± Sq. Ft.

2000 RICHARDSON ROAD
1± Acre improved With A 12,000± Sq. Ft. Retail Building. 1,000± Sq. Ft. & 2,000± Sq. Ft. Available for Lease At Richardson & Highway 55
Lease Rate: \$10.80 Per Sq. Ft., Gross
Sale Price: \$795,000.00

(JAMES NEWMAN/PETER NEWTON)

1,808± Sq. Ft.

10484 WEST FLORISSANT AVENUE
Four (4) Bay Automotive Building on .52 Acres No Further Action Letter From DNR.
Lease Rate: \$2,500.00 Per Month
Sale Price: \$295,000.00

(PETER NEWTON/PATRYK KOWALCZYK)

1,800± Sq. Ft.

7171 DELMAR BOULEVARD, UNIVERSITY CITY, MO
High Profile Office/Medical/Retail Space Located at the Northeast Corner of Delmar and Midland Boulevard. Suite Available with Signage to Street. The Office Building is Ideally Located Between the "Delmar Loop" Entertainment District and I-170 (Inner-belt).
Suite 100 Has A Separate Street Entrance, Private Restroom and There is an Elevator Served Parking Garage for Tenant Use.
Lease Rate: Suite 100 - \$15.00 Per Sq. Ft., Modified Gross
Reduced Lease Rate: \$12.00 Per Sq. Ft., Modified Gross

**SIGNAGE/
STREET LEVEL**

REDUCED

(FRANK L. YOCUM)

1,700± Sq. Ft.

108 N. KIRKWOOD
Rare Opportunity to Locate in Kirkwood Store Front. Exposed HVAC Duct with Embossed Tin Ceilings. Rear Door Loading. Great Display Window with Store Front Shopping.
Lease Rate: \$2,200 Per Month, Modified Gross
Sale Price: \$385,000.00

**NOW
FOR SALE**

(A. WILLIAM ASCHINGER)

Retail

1,600± Sq. Ft.	540 E. OSAGE, PACIFIC, MO 63069 Retail/Office Space Available In 37,000± Sq. Ft. Community Retail Center. Adjacent to Dollar General. Retailers Include Rent-A-Center, NAPA, H&R Block, Liquor & Tobacco Sales, Barber Shop, Loan Office, and Book Store. Located In a Growing Community. Lease Rate: \$9.00 Per Sq. Ft., Modified Gross	(SCOTT E. MARTIN)
1,500± Sq. Ft. to 3,000± Sq. Ft.	6900-6924 MANCHESTER ROAD Multiple Retail Bays Along Manchester Road. Just East of the Intersection Of Manchester & McCausland. Lease Rate: \$12.00 Per Sq. Ft., NNN	(PATRYK KOWALCZYK)
1,500± Sq. Ft. .9± Acres	4850-4852 NATURAL BRIDGE This Parcel is Partially Paved and Includes a 1,500± Sq. Ft. Three Bay Automotive Service Building. It Can Be Combined with the Sale of 4870 Natural Bridge. Sale Price: \$125,000.00	(PETER NEWTON)
UNDER CONTRACT		
1,488± Sq. Ft. to 3,000± Sq. Ft.	7933 CLAYTON 1,488± Sq. Ft. of First Floor Office/Retail with and Additional 1,681 Sq. Ft. of Lower Level Office Right on Clayton Road with Parking. Lease Rate: \$22.50 Per Sq. Ft Reduced Rate: \$20.00 Per Sq. Ft.	(PETER NEWTON)
1,344± Sq. Ft.	3616 WOODSON ROAD Former Veterinarian Building. Great Condition, Exam Rooms, Doctors Office etc. Clean, Low Maintenance Facility Perfect for Medical, Chiropractor or General Office with Retail Exposure. Lease Rate: \$995.00 Per Month, Modified Gross Sale Price: \$95,000.00 Reduced Sale Price: \$89,900.00	(A. WILLIAM ASCHINGER)
REDUCED MAKE OFFER		
1,247± Sq. Ft.	7960 PAGE Very Visible Corner Lot Located At The Intersection Of Page & Hanley. Curb-Cuts on Both Page & Hanley. Total Traffic Counts For Page & Hanley Top 25,000 Vehicles Per Day. Sale Price: \$275,000.00	(PETER A. PFEIFER)
1,214± Sq. Ft. to 2,428± Sq. Ft..	14004-14016 MANCHESTER 1,214± to 2,428± Sq. Ft. Now Available for Lease or for Use by Buyer. User/Investor Opportunity. Retail Building on Manchester Road (46,000± Average Daily Traffic Count) Near Weidman Road. (East of Highway 141). Monument Signage. 40 Car Parking. 76% of Entire Building Currently Leased. Lease Rate: \$16.75 Per Sq. Ft., NNN 1,662± to 2,428± Sq. Ft. Lease Rate: \$13.95 Per Sq. Ft., NNN 1,662± to 2,428± Sq. Ft. Sale Price: \$1,140,000.00 Sale Price: \$1,050,000.00	(SCOTT E. MARTIN)
1,125± Sq. Ft. to 2,250± Sq. Ft. (13,500± SF For Sale)	14615 MANCHESTER ROAD Nice Three (3) Level Retail Office Building with 10,125± Sq. Ft. Leased and Three 1,125± Sq. Ft. Bays Available For Lease. Great User/Investor Property. Low Maintenance. Four (4) Suites per Floor. Lease Rate: \$14.00 Per Sq. Ft. Modified Gross (\$1,312.50 Per Month Per Suite) Sale Price: \$1,400,000.00 Reduced Sale Price: \$1,175,000.00	(A. WILLIAM ASCHINGER)
REDUCED		

The above information is from appropriate sources but is not guaranteed.

Retail

1,120± Sq. Ft.

2101 N. BROADWAY

“MAKE OFFER”

1,120 Sq. Ft. Former Retail Store At The Corner Of North Broadway and Madison. Built In 1990 Of Architectural/Split Block Construction. Sits On A 3,500 Sq. Ft. Lot. Building Is 100% Air Conditioned. One (1) ADA Restroom, Storage Room With A Kitchen Area And Shower. Small Office. Zoned “J” Industrial.

Great Contractor’s Building, Add A Drive-In door And Fence The Lot.

For Sale: \$109,000.00 (Also Available for Lease Now!)
MCKAY)

(PATRICK T.

1,100± Sq. Ft. to
6,600± Sq. Ft.

11726 ST. CHARLES ROCK ROAD (ROCK ROAD PLAZA) BRIDGETON, MO

**WALMART
COMING SOON**

Neighborhood Office/Retail Center ideally located just west of the Interstate 70 exit and east of the Interstate 270 exit. The center offers pylon and building signage, a high traffic count (over 48,000 cars per day) and is surrounded by retailers, banks and restaurants.

Lease Rate: \$9.50 Per Sq. Ft., NNN (Except End-Cap)

(FRANK L. YOCUM)

1,000± Sq. Ft. to
5,500± Sq. Ft.

2024 S. JEFFERSON/2345 RUSSELL

PRICE REDUCED

Great Corner for Retail Office. Work in 1,000± Sq. Ft. Retail with 1,000± Sq. Ft. Office and Live Above in a Large Apartment.

Lease Rate: \$1,500.00 Per Month

Sale Price: ~~\$250,000.00~~

Sale Price Reduced: \$199,000.00

(A. WILLIAM ASCHINGER)

1,000± Sq. Ft. to
750± Sq. Ft.

3185 & 3193 LEMAY FERRY ROAD MEHLVILLE, MO

**MAKE OFFER
DOCTOR’S
OFFICE**

High Visibility – Doctor’s Office/Retail/Office Space in Neighborhood Center Next to “The Bedroom Store”. Located less than One Mile North of Lindbergh Boulevard on Lemay Ferry, Across from Mehlville High School. The Center has A Traffic Count of Approximately 30,000± Vehicles Per Day.

Lease Rate: \$10.00 Per Sq. Ft., NNN (NNN est. \$3.00per Sq. Ft.)

(FRANK L. YOCUM)

1,000± Sq. Ft. to
2,250± Sq. Ft.

6212 MARTIN LUTHER KING

1,000± - 2,250± Sq. Ft. of Retail Space Located at the Signalized Intersection of Martin Luther King & Kiienlan Avenue.

(PATRYK KOWLACZYK)

922± Sq. Ft. to
4,955± Sq. Ft.

3784-3788 MC KELVEY ROAD; Bridgeton, MO 63044

Neighborhood Office/Retail Center Ideally Located Off Interstate 270 Between St. Charles Rock Road and Natural Bridge Road. The Center has Suites Available from 922± to 4,955± Sq. Ft. The Site is Just West of the “New Walmart” to be Constructed and is Surrounded by National Retailers. The Property Offers Easy Access to Westport, St. Charles, Earth City and Airport.

Lease Rate: \$9.50 Per Sq. Ft., Modified Gross

(FRANK L. YOCUM)

960± Sq. Ft.

8027 CLAYTON ROAD

LEASED

Small Stand Alone With Big Visibility. Newly White Boxed. Take Advantage Of Being On Clayton Road And Be Seen By Over 20,000 Drivers Daily (Pre 40/64 Construction Count). Six (6) Car Parking At Rear Of Building. Could Continue As Medical/Dental Or Go General Office

Lease Rate: \$2,500.00 Per Month NNN

(PETER A. PFEIFER)

750± Sq. Ft. to
1,000± Sq. Ft.

3185 & 3193 LEMAY FERRY ROAD MEHLVILLE, MO

**MAKE OFFER
DOCTOR’S
OFFICE**

High Visibility – Doctor’s Office/Retail/Office Space in Neighborhood Center Next to “The Bedroom Store”. Located less than One Mile North of Lindbergh Boulevard on Lemay Ferry, Across from Mehlville High School. The Center has A Traffic Count of Approximately 30,000± Vehicles Per Day.

Lease Rate: \$10.00 Per Sq. Ft., NNN (NNN est. \$3.00per Sq. Ft.)

(FRANK L. YOCUM)

Retail

725± Sq. Ft.

5419 HAMPTON

Small Retail/Office Opportunity, Great Neighborhood Opportunity.

Lease Rate: \$700.00 Per Month, Modified Gross
ASCHINGER)

(A. WILLIAM

660± Sq. Ft.

623 FRANKLIN AVENUE; WASHINGTON, MO 63090

Retail Space at Signalized Intersection of Highway 47 & 8th St., Washington, MO. Visible and Accessible Space, High Traffic Location. Parking at Door.

Lease Rate: \$695.00 Per Month, Modified Gross

(SCOTT E. MARTIN)

382 ± Sq. Ft. to
8,323± Sq. Ft.

12103-12145 BELLEFONTAIN ROAD (SPANISH LAKE AREA/NORTH ST. LOUIS COUNTY)

Belle Park Plaza is Located in the Spanish Lake Area of North St. Louis county and Consists of Approximately 70,000± Sq. Ft. The plaza is Situated at the Southwest Intersection of Bellefontaine and Parker Roads, 1.5 Miles North of Interstate 270. The Center is Surrounded by Dense Single and Multi-Family Residential Housing. Anchor Tenants Include Family Dollar, O'Reilly Auto Parts and H& R Block.

Lease Rate: \$10.50 Per Sq. Ft, Modified Gross

(PARTYK KOWALCZYK)

LEASED

LAND

268.35± Acres

LEVEE ROAD, MONROE COUNTY IL

Potential Barge Fleet Operation or Casino Site. 4,000± Feet of Mississippi River Frontage South of the Jefferson Barracks Interstate 255 Bridge.

For Sale: \$3,000,000.00 (\$0.25 Per Sq. Ft.)

(BEN M. HILLIKER (IL. Designated Agent) / SCOTT E. MARTIN (ASSISTANT MO AGENT))

95± to 5± Acres

64 RTE. B, MONTGOMERY COUNTY MISSOURI

95± Prime Acres Located In Montgomery County Missouri, with Excellent Access to Interstate 70. Ideal for Industrial-Commercial Development with all Utilities at Site. This Level Site has an Operating Grass, Private, Airstrip, Complete with Runway Lights and has Two (2) 5,000± Sq. Ft. Aircraft or Equipment Hangers with Offices Restroom and Showers. Will Divide. Can Also be Utilized as a Private Runway/Airport Again.

Sale Price: \$795,000.00 (\$8,369.00 Per Acre or \$1.90 Per Sq. Ft.)

(PATRICK T. MCKAY)

92.6± Acres to
.94± Acres

200 MID-RIVERS MALL DRIVE

92.6± Acres at the new and signalized intersection of Mid-Rivers Mall Drive and Salt River Expressway. Dividable and Level. Good, pre-approved Curb Cuts. Approximately 8,800 Feet of Road Frontage. Will Divide as Needed.

Sale Price: \$21,131,281.00 (From \$175,000.00 Per Acre to \$12.00 Per Sq. Ft.)

(BEN M. HILLIKER)

70± Acres to
5± Acres

1020 INDEPENDENCE DRIVE; WEST SULLIVAN, MO 63080

Industrial Land (5± to 70± Acres) Located Near I-44 Exit 225. Level Site, Utilities Available. 100,000± Sq. Ft. Industrial Building (Fully Leased) Also for Sale as an Investment Property.

Sale Price: \$28,000.00 Per Acre

(SCOTT E. MARTIN)

25.3± Acres

GRINDSTONE PARKWAY; COLUMBIA, MO 65201

Retail Development Site In Growth Area of Columbia, MO., South of the University of Missouri Campus. Across from Wal-Mart Supercenter and Kohl's Anchored Development and 25± Retail Establishments. 29,930± Vehicles Per Day. 1,800± Feet of Site Frontage. Traffic Light Access. Zoning and TDD In Place.

Sale Price: \$12,122,748.00

(SCOTT E. MARTIN/H. MEADE SUMMERS)

24± Acres to
5± Acres

9250 RIVERVIEW

24± Acres – South of I-270 along Riverview Zoned "K" Unrestricted, Will Divide to 5 Acre Tracts. Excellent Contractor or Truck- Trailer Site.

Sale Price: \$1,306,800.00 (\$1.25 Per Sq. Ft.)

(PATRICK T. MCKAY)

34± Acres

1775 CECOS LANE; JEFFERSON COUNTY

34± Acre Site with 20± Acres of Level Rock Quarry "Floor" includes 5± Acre Frontage Lot on Highway 141, Well Above Flood Plain with Great Highway Access to I-55, I-44 and I-270.

Lease Rate: \$1,500.00 Per Month Per Acre, Modified Gross

WILL DIVIDE

Sale Price: \$140,000.00 to \$175,000.00 Per Usable Acre

(HAL C. BALL)

15.2± Acres

8773 COMMERCIAL BOULEVARD, PEVELY, MO

15.2± Acre Site with 38,000± Sq. Ft. of Air Conditioned Buildings. Currently Pevely Flea Market.

MAKE OFFER

Over 1,400± feet of Frontage on Highway 61/67. Adjacent to Union Pacific Rail. Will Divide to

Sale Price: \$1,950,000.00

(SCOTT E. MARTIN)

12.96± Acres to
1± Acre

10950 RAFTERY LANE

12.96 Acre Prime Development Ground along I-270. Level Site with all Utilities available. Zoned M-2 Industrial - Provides for outside storage - Metal Construction Allowed, Excellent Highway Access and Visibility. Great Contractor's Site

*** MAJOR PRICE
REDUCTION**

Will Divide. Fenced & Rocked Outside Storage.

LOWEST PRICED INDUSTRIAL LAND IN ST. LOUIS COUNTY!

Sale Price: \$775,000.00 (\$1.37 Per Sq. Ft.) Appraised for \$756,000.00

Reduced Sale Price: \$395,000.00

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LAND

(PATRICK T. MCKAY)

LAND

12.5± Acres 19,620± Sq. Ft.	9250 RIVERVIEW 12.5± Acres – Rocked & Fenced with Two (2) Industrial Buildings Built in 1979 -10,620± Sq. Ft. Truck-Vehicle Maintenance Building with Seven (7) 16ft.Drive-In Doors and 1,500± Sq. Ft. Office Space. 9,000± Sq. Ft. Building with Two (2) Drive-Thru Doors – One on Each End. Zoned “K” Unrestricted. Adjacent Land Available – Up to 24± Acres - Great Trucking Company or Contractor Site. Sale Price \$1,250,000.00	(PATRICK T. MCKAY)
10.9± Acres With 110,000± Sq. Ft. of Buildings \$2.10 per Sq. Ft. Land Value!!	101 FERRY STREET A 10.9± Acres Zoned ‘K’ Industrial Site Bounded by Terminal Plus Norfolk Southern Railroads. Improved with Four (4) Usable Industrial Buildings, 51,765± Sq. Ft. / 27,789± Sq. Ft. / 19,000± Sq. Ft. Presently Leased / and 14,000± Sq. Ft.. All Utilities w/Heavy Electric. The Lot is Fenced & Partially Paved. Less than a ½ Mile to I-70 Ramps. Sale Price: \$995,000.00 (\$9.00 Per Sq. Ft.)	(JOHN H. SHEPLEY)
10± Acres to 6± Acres	DALTON INDUSTRIAL COURT 6 to 10 Acres Available for Build-to-Suit or Outside Storage. Lease Rate: Please Call for Details.	(JAMES NEWMAN)
10± Acres to 1± Acre MAKE OFFER! PRICE REDUCED	I-70 & HIGHWAY 54 (KINGDOM CITY, MO) Development ground located just south of I-70 on Highway 54 – west side – property is immediately south of and adjacent to Gasper’s Truck Stop and new Days Inn Motel. Site is the “next” available developable piece of ground fronting Highway 54 from I-70 (Lake of the Ozarks exit). Owner will divide. <u>Ideal hotel, fast food, or restaurant site.</u> POSSIBLE OWNER FINANCING! Sale Price: \$588,000.00 (\$1.35 Per Sq. Ft.) \$475,000.00	(PATRICK T. MCKAY)
9.71± Sq. Ft. NEW LISTING	HIGHWAY 141 FRONTAGE, FENTON, MO (JEFFERSON COUTNY) Prime Apartment Development Site Consisting of 9.71 Acres of Highway 141 Frontage. Adjacent to George Guffey Elementary School. Priced Below Recent Appraisal. Income Currently in Place. Strong Demographics. Sale Price: \$1,495,000.00	(PATRICK T. MCKAY)
9.4± Acres to 1.0± Acres	419 WEST OUTER ROAD High Visibility to High Traffic Count (86,000+ VPD) on I-44 just West of Highway 141. 3 Acres Sold, 1.5 to 6 Acres Available. Zoned M-1 (Outside Storage Permitted) City of Valley Park. New Sale Price: \$295,000.00 Per (Usable) Acre – All Lot Sizes	(HAL C. BALL)
9± Acres REDUCED	10035-37 HIGHWAY O St., GENEVIEVE COUNTY, MO 33,000± Sq. Ft. Office/Warehouse on 9 Acres. Building 1: 16,836± Sq. Ft. (1,800± Sq. Ft. Office) Building 3: 1,440± Sq. Ft. Great Highway Exposure. Former Trucking Facility. Lease Rate: \$3.25 Per Sq. Ft., Modified Gross Sale Price: \$1,100,000.00 Reduced Price: \$950,000.00	(JAMES NEWMAN/PETER NEWTON)
9± Acres 10% COMMISSION	OLD STATE ROAD 21 AT SHEPPARD DRIVE - BARNHART , MO 63012 Located at Highway 21 Exit to Old State Road 21, Barnhart, MO. Access via Sheppard Drive, Zoned CC-2 Non-Planned Community Commercial. 4-5 Acres Relatively Flat. Excellent Access to Highway 21. Sale Price: \$270,000.00	(SCOTT E. MARTIN)
8± Acres REDUCED	10040 HIGHWAY O, St. Genevieve County, MO 8± Buildable Acres, Level Topography. At Highway 55. Highway 55 Exposure. Sale Price: \$1,030,000.00 (\$2.95 Per Sq. Ft.) Reduced Price: \$650,000.00 (\$1.95 Per Sq. Ft.)	(JAMES NEWMAN/PETER NEWTON)

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LAND

6± Acres to 10± Acres	<u>DALTON INDUSTRIAL COURT</u> 6 to 10 Acres Available for Build-to-Suit or Outside Storage. Lease Rate: Please Call <i>NEWMAN</i>	(JAMES)
5± Acres	<u>FRANKLIN COUNTY, US 66 NEAR EXIT #253</u> .5 Miles from Gray Summit Exit with 660± Ft. Frontage on US 66. This Site Slopes Gently to the South, All Utilities are to the Site, and is Perfect for any Construction. For Sale: \$495,000.00 (\$2.30 Per Sq. Ft.)	(PETER NEWTON)
5± Acres 320,000± Sq. Ft.	<u>4230 GRAVOIS AVENUE</u> National Candy Building and Property. This Redevelopment Property Consists of a 275,000± Sq. Ft. Ten (10) Story Building (Environmentally Remediated), a 42,000± Sq. Ft. Warehouse Building with Only Two Column Lines, and Several Parcels with Multi-Family Buildings or Open Fields. This is One of the Largest Parcels in the Area at Over 5± Acres. Sale Price: \$3,300,000.00 (\$12.00 Per Sq. Ft.)	(PETER NEWTON)
5± Acres to 70± Acres	<u>1020 INDEPENDENCE DRIVE; WEST SULLIVAN, MO 63090</u> Industrial Land (5± to 70± Acres) Located Near I-44 Exit 225. Level Site, Utilities Available. 100,000± Sq. Ft. Industrial Building (Fully Leased) Also for Sale as an Investment Property. Sale Price: \$28,000.00 Per Acre	(SCOTT E. MARTIN)
4.74± Acres	<u>HIGHWAY WW / NORTH SERVICE RD. SULLIVAN, MO 63080</u> 4.74± Acres in the City of Sullivan at the Corner of Highway WW & I-44 North Service Road. I-44 Visibility Commercial Land. Sale Price: \$929,000.00	(SCOTT E. MARTIN)
3.81± Acres	<u>3145-3159 FEE FEE ROAD</u> Commercial Lot Ready for Re-Development. This Site is Currently Occupied by a Two Story, Office Building with Parking. The Property is Situated on the City Limit Line of Bridgeton and Maryland Heights, less than One Mile North of Dorsett Road. Ideal uses include Office, Retail, Institutional or a Senior Center Development. Bank Owned!! Make Offer!! Lease Rate: \$14.00 Per Sq. Ft., Full Service Sale Price: \$1,060,000.00 (\$35.30 Per Sq. Ft.)	(JOHN H. SHEPLEY/FRANK L. YOCUM)
3.4± Acres REDUCED	<u>780 EAST SPRINGFIELD, SULLIVAN, MO</u> Commercial Site Across from A New Lowe's & Near Burger King, Phillips 66, Dairy Queen, and New Senior Housing Located in a Developing Area on the East Side Of Sullivan, MO. Level Site with Utilities Available. New Price: \$575,000.00 (\$3.87 Per Sq. Ft.) Reduced Price: \$395,000.00 (\$2.67 Per Sq. Ft.)	(SCOTT E. MARTIN)
3± Acres to 1± Acre	<u>2020 HAMPTON AVENUE</u> 3± Acres of Prime Retail Ground at the Signalized intersection of Hampton & I-44. Excellent Visibility with Signage Opportunities. Will Divide Lease Rate: \$1.95 Per Sq. Ft.	(JEFF ALTVATER/JAMES NEWMAN/PETER NEWTON)
3± Acres	<u>15000 SOUTH OUTER FORTY DRIVE</u> 3± ACRES On 40 In Chesterfield, 151' Of Frontage Along South Outer 40, Opposite From Delmar Gardens Corporate Headquarters. Additional Ground For Sale Along South Outer. Visibility And Accessibility. Sale Price: \$600,000.00 (\$4.59 Per Sq. Ft.)	(PETER A. PFEIFER)
2.84± Acres	<u>611-619 WEST FIFTH STREET; EUREKA, MO 63025</u> Great I-44 Visibility For Retail Or Office Development. 525± Ft. Of Road Frontage.	

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LAND

Adjacent Properties Include Dairy Queen, Urgent Care Center, Mc Donald's and Pizza Hut.
65,000± Daily Traffic Count On I-44.

Sale Price: \$1,150,000.00
MARTIN)

(SCOTT E.

LAND

2.37± Acres	11433 PAGE SERVICE DRIVE – WESTPORT
REDUCED AGAIN! MAKE OFFER!	A Triangular Shaped Plot of Commercial Ground with 632 Feet of Frontage on Page Service Drive just West of Lindbergh. Would Accommodate A 20,000± Sq. Ft. Building. Page Avenue has 45,000± Vehicles Per Day Has Many Approved Uses. Sale Price: \$495,000.00 (\$4.79 Per Sq. Ft.) Price Reduced: \$412,000.00 (\$3.99 Per Sq. Ft.) Price Reduced: \$349,000.00 (\$3.39 Per Sq. Ft.)
	(JOHN H. SHEPLEY)
2± Acres	HIGHWAY 47 & 8TH STREET (901 E. 8TH ST.) WASHINGTON, MO 63090
NEW LISTING	Commercial Redevelopment Site at Highway 47 & 8 th St. 4 Way Signalized Intersection. Located Two Blocks from Mercy Hospital (to the North) and One Block from Patients First Medical Complex. One Block from High School. Across from Two Retail Strip Centers and a Bank. 14,000± Vehicles Per Day. Sale Price: \$1,550,000.00
	(SCOTT E. MARTIN)
1.8± Acre	SULPHER SPRINGS ROAD AT BIG BEND ROAD
	Corner lot on Sulpher Springs Rd. and Arbor Springs Rd. with visibility from Big Bend Rd. All utilities available. Zoned C-8, unincorporated St. Louis County. Sale Price: \$10.00 Per Sq. Ft.
	(BEN M. HILLIKER)
1.763± Acres	BRIDGETON INDUSTRIAL DRIVE
REDUCED	1.763± Acres of Land. Partially Fenced and Rocked. Zoned M-1. Minutes from Lambert Industrial Airport, Highway 370, I-270 and I-70. Sale Price: \$225,000.00 (\$2.93 Per Sq. Ft.) Reduced Sale Price: \$169,900.00
	(POWELL KALISH)
1.67± Acres	LOT 3A O'FALLON CORPORATE CENTRE
	Corner Lot. 1.67 Acres. Immediately off Hwy 40 (I-64). Fiber optic loop. Sale Price: \$4.50 Per Sq. Ft.
	(BEN M. HILLIKER)
1.5± Acres with 57,200± Sq. Ft.	1301 & 1313 BOLAND PLACE
PRICE REDUCED	57,200± Sq. Ft. Former School on 1.5± Acre Land For Redevelopment, City Of Richmond Heights Is Open To Rezoning To Accommodate A High Density Residential Use Or Retirement Community. Excellent Location For High Visibility Development. Sale Price: \$1,395,000.00 Reduced Sale Price: \$1,195,000.00
	(JAMES NEWMAN/PETER NEWTON)
1.5± Acres to 7.4± Acres	419 WEST OUTER ROAD
	High Visibility to High Traffic Count (86,000+ VPD) on I-44 just West of Highway 141. 3 Acres Sold, 1.5 to 6 Acres Available. Zoned M-1 (Outside Storage Permitted). City of Valley Park. New Sale Price: \$295,000.00 Per (Usable) Acre – All Lot Sizes
	(HAL C. BALL)
1.5± Acres	4150-4200 N. LINDBERGH
PRICE REDUCED	Hotels Permitted Use, Travel/Entertainment Services District. Adjacent to I-70 On Ramp. Graded Building Site. Sale Price: \$695,000.00 Reduced Sale Price: \$495,000.00
	(PETER NEWTON)
1.47± Acres	3928-3934 WASHINGTON
	Excellent Priced-Level, Cleared Building Site Consisting of 1.47± Acres of Land. ½ Block West of Vandeventer and Adjacent to the Cardinal Ritter High School Campus. St. Louis University Convent Two Buildings West. Excellent Institutional or Non-Profit Building Site. Could Also be Divided for Great "Infill" Residential Housing For Sale: \$180,000.00 (\$2.82 Per Sq. Ft.)

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LAND

1.44± Acres	3418 BRIDGETON SQUARE DRIVE Located at Highway 70 and 270. 1.44 Acres, M-3 Zoning, Office or Light Industrial. Some Additional Land Available if Needed. Sale Price: \$376,284.00 Reduced To: \$247,720.30(\$3.95 Per Sq. Ft.) <i>(H. MEADE SUMMERS)</i>
1.2± Acres	2220 BALL DRIVE (WESTPORT AREA) Prime Retail, Office or Service Center Site Located on East Side of Ball Drive Adjacent to Mercy Health Center in Duke Properties Lakeside Crossing Development. All Utilities to Site. Zoned PDM allowing Retail, Office and Commercial Users. Sale Price: \$525,000.00 (\$10.04 Per Sq. Ft.) <i>(HAL C. BALL)</i>
1.06± Acres to .48± Acres	8513 MANCHESTER ROAD; BRENTWOOD A 4,225± Sq. Ft. Single Level Block Retail/Service Building on 100' Frontage By 204' Deep Lot (.48 Acres) Plus an Additional 25,198± Sq. Ft. (.58± Acres) of Land to the Rear that is Contiguous For a Total of 1.06± Acres. Sale Price: \$399,000.00 (4,225 Sq. Ft. on .48 Acres) Sale Price: \$100,000.00 (25,198 Sq. Ft. of Land) <i>(JOHN H. SHEPLEY)</i>
1.16± Acres	2468 CHAMBERS 1.16± Acres of Land Zoned C-3, with 208± Feet of Frontage along Chambers Road. Site Surrounds Existing Drive-Thru/Eat In. Fast Food Restaurant. Opportunity Exist for Ingress/Engress from Two (2) Streets. Sale Price: \$159,000.00 \$99,500.00 <i>(PETER A. PFEIFER)</i>
1± Acre to 12.96± Acres	10950 RAFTERY LANE 12.96 Acre Prime Development Ground along I-270. Level Site with all Utilities available. Zoned M-2 Industrial - Provides for outside storage - Metal Construction Allowed, Excellent Highway Access and Visibility. Great Contractor's Site Will Divide. Fenced & Rocked Outside Storage. LOWEST PRICED INDUSTRIAL LAND IN ST. LOUIS COUNTY! Sale Price: \$775,000.00 (\$1.37 Per Sq. Ft.) Appraised for \$756,000.00 Reduced Sale Price: \$395,000.00 <i>(PATRICK T. MCKAY)</i>
1± Acre to 10± Acres	I-70 & HIGHWAY 54 (KINGDOM CITY, MO) Development ground located just south of I-70 on Highway 54 - west side - property is immediately south of and adjacent to Gasper's Truck Stop and new Days Inn Motel. Site is the "next" available developable piece of ground fronting Highway 54 from I-70 (Lake of the Ozarks exit). Owner will divide. <u>Ideal hotel, fast food, or restaurant site.</u> POSSIBLE OWNER FINANCING! Sale Price: \$588,000.00 (\$1.35 Per Sq. Ft.) \$475,000.00 <i>(PATRICK T. MCKAY)</i>
.94± Acres to 92.6± Acres	200 MID-RIVERS MALL DRIVE 92.6± Acres at the new and signalized intersection of Mid-Rivers Mall Drive and Salt River Expressway. Dividable and Level. Good, pre-approved Curb Cuts. Approximately 8,800 Feet of Road Frontage. Will Divide as Needed. Sale Price: \$21,131,281.00 (From \$175,000.00 Per Acre to \$12.00 Per Sq. Ft.) <i>(BEN M. HILLIKER)</i>
.81± Acre with 8,080± Sq. Ft. to 4,040± Sq. Ft.	13200 MANCHESTER ROAD An Outstanding Commercial Location on Eastbound Manchester Just West of I-270. 8,080± Sq. Ft. of Commercial/Industrial Space on Two (2) Levels. Sits on .81± Acres with 186' Frontage. Ideal for Redevelopment. Lease Rate: \$8.00 Per Sq. Ft., NNN Sale Price: \$795,000.00 (\$98.39 Per Sq. Ft.) <i>(JOHN H. SHEPLEY/PETER NEWTON)</i>

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LAND

.48± Acres to 1.06± Acres	8513 MANCHESTER ROAD; BRENTWOOD A 4,225± Sq. Ft. Single Level Block Retail/Service Building on 100' Frontage By 204' Deep Lot (.48 Acres) Plus an Additional 25,198± Sq. Ft. (.58± Acres) of Land to the Rear that is Contiguous For a Total of 1.06± Acres. Sale Price: \$399,000.00 (4,225 Sq. Ft. on .48 Acres) Sale Price: \$100,000.00 (25,198 Sq. Ft. of Land)
MAKE OFFER!	(JOHN H. SHEPLEY)
.9± Acres 1,500± Sq. Ft.	4850-4852 NATURAL BRIDGE This Parcel is Partially Paved and Includes a 1,500± Sq. Ft. Three Bay Automotive Service Building. It Can Be Combined with the Sale of 4870 Natural Bridge. Sale Price: \$125,000.00
UNDER CONTRACT	(PETER NEWTON)
.73± Acres (31,799± Sq. Ft.)	8419 MANCHESTER ROAD, BRENTWOOD, MO A 31,799± Sq. Ft. (.73 Acres) Zoned Commercial Redevelopment Site with 162' Frontage on Manchester Road. 3,000± Sq. Ft. Of Buildings are still on Site. Major Price Reduction! - Owner Wants to Sell! Sale Price: \$675,000.00 (\$21.36 Per Sq. Ft.) Reduced Price: \$499,000.00 (\$15.70 Per Sq. Ft.) Land Value Lease Rate: \$2,975.00 Per Month, Modified Gross
NEW LISTING PRICE REDUCED	(JOHN H. SHEPLEY)
87,120± Sq. Ft.	1800 RHODES; MADISON, IL 62060 2± Acres of Ground For Sale Along McCambridge Avenue in Madison County. Across from Quik-Trip. Sale Price: \$550,000.00 (\$6.31 Per Sq. Ft.)
	(PATRYK KOWALCZYK)
57,499± Sq. Ft.	1631 WEST FIFTH STREET, EUREKA, MO Retail Site with Excellent I-44 (65,000 Vehicle Traffic Count) Visibility. Near Six Flags Theme Park. Adjacent to Applebee's, Wal-Mart Super Center and to Self Storage Complex. Level Lot Good for Retail Sales, Motel, Restaurant, or General Commercial Use. Sale Price: \$430,000.00 \$378,000.00
PRICE REDUCED MAKE OFFER	(SCOTT E. MARTIN)
43,560± Sq. Ft.	310 MCCAMBRIDGE AVENUE; MADISON, IL 62060 Over 1± Acre of Ground For Sale. Along McCambridge Avenue. Across from Dollar General. Sale Price: \$455,000.00 (\$10.44 Per Sq. Ft.)
	(PATRYK KOWALCZYK)
27,443± Sq. Ft.	126 OLD MERAMEC STATION ROAD Corner Development Site Located near Manchester and Highway 141 behind Manchester City Hall. This 27,433± Sq. Ft. Parcel is Level and already Paved. Great Access off Manchester at Signalized Intersection. Adjacent Two (2) Parcels also Available For Sale with Hilliker Corporation. For Sale: \$245,000.00 (\$8.93 Per Sq. Ft.)
	(PARTICK T. MCKAY)
21,344± Sq. Ft.	110 OLD MERAMEC STATION ROAD Great "In- Fill" Development Site Located at Manchester and Highway 141 behind Manchester City Hall. This 21,344± Sq. Ft. Parcel is Level and Cleared- Ready for Development. Signalized Intersection at Manchester. - This Site Offers Great Access - Adjacent Two (2) Parcels also Available For Sale with Hilliker Corporation. For Sale: \$149,000.00 (\$6.98 Per Sq. Ft.)
	(PATRICK T. MCKAY)
21,000± Sq. Ft.	HIGHWAY 47 & 1ST STREET; WASHINGTON, MO 63090 Zoned for 6,000± Sq. Ft. Office/Retail Building. Located on Highway 47 Near Bridge Access to St. Charles County. Near Mercy Hospital and Medical Office Buildings. Sale Price: 250,000.00
NEW LISTING	(SCOTT E. MARTIN)

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LAND

19,800± Sq. Ft.

HIGHWAY 47 & 3RD STREET; WASHINGTON, MO 63090

NEW LISTING

Zoned for Office or Retail Building of 5,000± Sq. Ft. Can be Combined with Adjacent Lot which is Zoned for a 6,000± Sq. Ft. Building. Located Near Mercy Hospital, Medical Office Buildings General Retail and Bridge Access to St. Charles County.

Sale Price: 225,000.00

(SCOTT E. MARTIN)

7,229± Sq. Ft.

1800 Dr. MARTIN LUTHER KING

Hard to Find, Small Corner Building Lot consisting of 7,229± Sq. Ft. Level and Cleared – Ready for Building - Zoned “J” Industrial. Or if you want your own private park – this is it – Sit in the cool breeze and watch the grass grow as the world goes by – your own slice at heaven in the bustling urban environment!

Sale Price: \$36,145.00 (\$5.00 Per Sq. Ft.)

(PATRICK T. MCKAY)

26,571± Sq. Ft.

5064 & 5070 DELMAR BOULEVARD

.61± Acre

.61± Acre (200± X 140± Lot, 26,571 Sq. Ft.) of Ground Available with Additional .77± Acre Adjacent.

Sale Price: \$350,000.00

(PATRYK KOWLACZYK)

14,821± Sq. Ft.

612 NORTH FIRST STREET

**BANK OWNED
MAKE OFFERW**

Great Rate Opportunity to control and Develop a Site in the Historic Laclede’s Landing on the St. Louis River Front. Depending on the type of Development \$800,000.00± in Brownfields Tax Credits may be available.

Sale Price: \$625,000.00

(A. WILLIAM ACHINGER)

14,000± Sq. Ft.

2200 ELM STREET ST. CHARLES, MO 63301

Retail Outlot located in a Successful and Mature Retail Center Anchored by IGA and Regions Bank. Retail Center Located in the Heart of Old St. Charles.

Lease Rate: \$3,000.00 Per Month, NNN

(HAL C. BALL)

INVESTMENT

\$3,600,000.00	<u>1000 INDEPENDENCE ROAD, WEST SULLIVAN, MO 63080</u>
100,000± Sq. Ft.	Two Tenant Fully Leased Warehouse. 5 years & 7 years Leases. Twelve (12) Truck High Docks and One (1) Drive-In Door. Building 10+ years in age. Sale Price: \$3,600,000.00
	(SCOTT E. MARTIN)
\$3,295,000.00	<u>625 N. EUCLID</u>
125,000± Sq. Ft.	Prominent 125,000± Sq. Ft., Multi-Tenant, Six (6) Story Office Building, Located in The "Central West End". This Well Maintained Property Offers Tremendous Upside Potential And Includes An Underground Parking Garage And A Surface Parking Lot. Great Tenant Mix With Various Size Offices And Suites. Currently 76.58% Occupied With A Solid 10%+ Cap Rate . Sale Price: \$3,450,000.00 (\$27.60 Per Sq. Ft.) Reduced Sale Price: \$3,295,000.00 (\$26.36 Per Sq. Ft.)
PRICE REDUCED	(PATRICK T. MCKAY/PETER NEWTON)
\$2,695,000.00	<u>6727 LANGLEY AVENUE</u>
92,000± Sq. Ft.	A Start of the Art 92,000± Sq. Ft. Sports & Fitness Facility, 5.55± Acres, Current Home of The St. Louis Sports Center. Renovated in 2009, 20' – 42' Ceilings Clearance, 200 Car Parking, 100% HVAC. Business Expansion Potential! Call for Details. Sale Price: \$2,695,000.00 (\$29.35 Per Sq. Ft.)
\$50,000 BONUS! To Procuring Broker for Contract prior to November 1, 2011	(HAL C. BALL/JOHN H. SHEPLEY)
\$2,250,000.00	<u>17 NATIONAL WAY SHOPPING CENTER</u>
NEW LISTING	Prime 30,862± Sq. Ft. Multi-Tenant Retail- Strip Shopping Center Located at Highway 141 and Manchester Road. Center Consists of Three (3) Separate Buildings – 19,200± Sq. Ft. Multi-Tenant Strip Center, 6,000± Sq. Ft. Napa Auto Parts and 5,662± Sq. Ft. Restaurant. Built in 1973, Center Sits on 3.4± Acres. Three Vacancies – 10% Cap Rate on Current – Actual Tenant Income/Expenses. Sale Price: \$2,250,000.00 (\$72.91 Per Sq. Ft.)
	(PATRICK T. MCKAY)
\$1,895,000.00	<u>12154-12190 NATURAL BRIDGE, BRIDGETON, MO</u>
24,319± Sq. Ft.	WILLAMSBURG OFFICE CENTER ANCHORED BY SURGERY CENTER OF ST. LOUIS. Finish Office/Education Center Near I-270 & St. Charles Rock Road. Office Complex was Renovated in 2003-2004 with a New Façade, HVAC and Parking Lot. Up to 10,000± Sq. Ft. Available for Owner/User. Parabolic Lighting Glass Block Walls, Two (2) Conference Rooms, Kitchen and Lounge Area. Acres of Parking. Sale Price: \$1,995,000.00 Reduced Price: \$1,895,000.00
PRICE REDUCED	(FRANK L. YOCUM)
\$1,595,000.00	<u>8500-8512 WATSON ROAD</u>
19,997± Sq. Ft.	Retail Investment Property with Net of \$150,000.00+/- . Rent is \$169,200.00 Plus Tenants Pay 80% of Taxes and Insurance. Primary Tenant is Tracker Marine (Boat Sales). Other Tenants are Yes Cleaners, Dents and Ecotech. etc. Located on Watson east of Elm/ S. Rock Hill. 2.1548± Acres. Sale Price: \$1,595,000.00
	(SCOTT E. MARTIN)
\$1,500,000.00	<u>5904 ENRIGHT</u>
53,000± Sq. Ft.	Six (6) Story Apartment Building, Excellent Redevelopment Opportunity. Two (2) Blocks from "The Pageant" and the "New Moon Rise Hotel". Federal & State Historic Tax Credits Possible, Ten (10) % Down, HUD Financing Non-Recourse Available for Rehab. Sale Price: \$1,500,000.00
	(JEFFREY J. ALTVATER)
\$1,320,000.00	<u>1410 NORTH BROADWAY</u>
19,800± Sq. Ft.	This almost 20,000 ± Sq., Ft. building, on three levels, is wonderfully restored throughout. The office on the second level has the same unbelievable finishes as the loft on the whole third floor, and there is another loft on the second floor that is partially finished. The warehouse on the first floor is incredibly clean, everything is to code, and one of the three 2,200 Sq. Ft. bays has a drive-in door for interior parking and a dock. It has a full basement in all three bays. The finishes are incredible and must be seen to be believed.

The above information is from appropriate sources but is not guaranteed.

PAGE

INVESTMENT

Sale Price: \$1,320,000.00 (\$66.67 Per Sq. Ft.)

(PETER NEWTON)

INVESTMENT

\$1,195,000.00

1301 & 1313 BOLAND PLACE

1.5± Acres with
57,200± Sq. Ft.

57,200± Sq. Ft. Former School on 1.5 Acre Land For Redevelopment, City Of Richmond Heights Is Open To Rezoning To Accommodate A High Density Residential Use Or Retirement Community. Excellent Location For High Visibility Development.

~~Sale Price: \$1,395,000.00~~

Reduced Sale Price: \$1,195,000.00

PRICE REDUCED

(JAMES NEWMAN/PETER NEWTON)

\$1,195,000.00

9322-9324 DIELMAN INDUSTRIAL DRIVE

20,000± Sq. Ft.

20,000± Sq. Ft. Office/Warehouse Building Available For Sale with 10,000± Sq. Ft. Leased for 7+ years. 10,000± Sq. Ft. Office/Warehouse Available For Lease. Available Space has 10% Office Finish and Three (3) Loading Docks.

Sale Price: \$1,195,000.00 (\$59.75 Per Sq. Ft.)

Lease Rate: \$5.95 Per Sq. Ft., Modified Gross

(HAL C. BALL/POWELL W. KALISH)

\$1,175,000.00

14615 MANCHESTER ROAD

~~\$1,400,000.00~~

13,500± SF

Nice Three (3) Level Retail Office Building with 10,125± Sq. Ft. Leased and Three 1,125± Sq. Ft. Bays Available For Lease.

Great User/Investor Property. Low Maintenance. Four (4) Suites per Floor.

Lease Rate: \$14.00 Per Sq. Ft. Modified Gross (\$1,312.50 Per Month Per Suite)

~~Sale Price: \$1,400,000.00~~

Reduced Sale Price: \$1,175,000.00

REDUCED

(A. WILLIAM ASCHINGER)

\$1,050,000.00

14004-14016 MANCHESTER

9,861± Sq. Ft.

1,214± to 2,428± Sq. Ft. Now Available for Lease or for Use by Buyer. User/Investor Opportunity. Retail/Office Building on Manchester Road (46,000± Average Daily Traffic Count) Near Weidman Road. (East of Highway 141). Monument Signage. 40 Car Parking. 76% of Entire Building Currently Leased. \$94,000± income.

~~Sale Price: \$1,140,000.00~~

Sale Price: \$1,050,000.00

REDUCED

(SCOTT E. MARTIN)

\$825,000.00

9506-9518 LACKLAND ROAD

22,000± Sq. Ft.

22,000± Sq. Ft. Multi- Tenant Commercial Building with Current Occupancy of about 95%. Long Term Tenants. Leases Include Periodic Rent Increases. New Roof and Asphalt Parking Lot.

~~For Sale: \$1,175,000.00 (\$53.00 Per Sq. Ft.)~~

Reduced Sale Price: \$825,000.00 (\$37.50 Per Sq. Ft.)

10% Cap Rate

REDUCED

(SCOTT E. MARTIN)

\$475,000.00

9601 ST. CHARLES ROCK ROAD

2,500± Sq. Ft.

Used Car Lot and Building, 2,500± Sq. Ft. Showroom and Office Building on ½ Acre Lot. Currently Lease @\$5,500 Per Month. Great Visibility at Signalized Intersection. Could Be Packaged with Neighboring Investment Property.

Sale Price: \$475,000.00

(POWELL KALISH)

\$420,000.00

8601 NEW HAMPSHIRE AVENUE

SOLD

Leased for \$48,000 Per Year Plus Tax & Insurance April 2011-April 2014

Contractors/Storage Yard and Buildings. 2.61± Acres Fenced Zoned M-1 Industrial.

9,260± Sq. Ft. Office/Warehouse and 12,064± Sq. Ft. of Three Sided Storage Sheds.

"Affton" South County Location. Use for Boat & RV Storage, Landscapers or Contractors Yard or a Bus/Truck Terminal

Sale Price: \$420,000.00

(SCOTT E. MARTIN)

INVESTMENT

\$395,000.00

2 FEE FEE ROAD

Multi-Tenant Retail/Service Center. (16,181± Sq. Ft.) Owner/Occupant opportunity. Located north of Dorsett at Midland (quick access to West Port Business Area). Zoned C-1 Neighborhood Commercial. Adjacent single user retail building and 1.47 acres also for sale. Priced at \$24.40/Sq. Ft.

Sale Price: \$395,000.00

**5% to
PROCURING
BROKER**

(SCOTT E. MARTIN)

\$225,000.00

9617 ST. CHARLES ROCK ROAD

2,500± Sq. Ft.

2,500± Sq. Ft. Restaurant on ½ Acre Lot. Currently Leased @ \$2,000 Per Month. Great Visibility with Ample Parking. Could be Packaged with Neighboring Investment Property.

Sale Price: \$225,000.00

(POWELL KALISH)

\$95,000.00

3600 SOUTH JEFFERSON AVENUE

9,000± Sq. Ft.

Potential Live/Work Opportunity, Across the Street from St. Alexis Hospital. Federal And State Historic Tax Credits Possible.

For Sale: \$95,000.00

(JEFFERY J. ALTVATER)

Institutional

320,000± Sq. Ft.

4230 GRAVOIS AVENUE

National Candy Building and Property. This Redevelopment Property Consists of a 275,000± Sq. Ft. Ten (10) Story Building (Environmentally Remediated), a 42,000± Sq. Ft. Warehouse Building with Only Two Column Lines, and Several Parcels with Multi-Family Buildings or Open Fields. This is One of the Largest Parcels in the Area at Over 5± Acres.

Sale Price: \$3,300,000.00 (\$12.00 Per Sq. Ft.)

(PETER NEWTON)

175,077± Sq. Ft.

3616 N. GARRISON (CENTRAL HIGH SCHOOL) SLPS

This William B. Ittner Designed School is one of the Largest in the US. With a full Auditorium and a full Gymnasium it is over 175,000± Sq. Ft. on Approximately 3.4± Acres.

Sale Price: \$250,000.00 (\$1.42 Per Sq. Ft.)

(HAL C. BALL/PETER NEWTON)

ON OPEN MARKET

87,542± Sq. Ft.

4320 ST. LOUIS AVENUE (SIMMONS ELEMENTARY SCHOOL) SLPS

87,542± Sq. Ft. Former Simmons Elementary School with Gymnasium was Built in 1899 on 1.93± Acres, Designed by William B. Ittner and is Listed on National Register of Historic Places. Located in the Ville Neighborhood.

Offering Price: \$995,000.00 (\$11.37 Per Sq. Ft.)

(HAL C. BALL/PETER NEWTON)

ON OPEN MARKET

73,465± Sq. Ft.

5872 MINERVA AVENUE (HEMPSTEAD ELEMENTARY) SLPS

73,465± Sq. Ft. , 2 ½ Story Tudor Revival Style Building, Former Hempstead Elementary with Gymnasium was Built in 1907, Designed by William B. Ittner, Sits on 3.40± Acres and is Near Page & Skinker Intersection. Bank Free Purchase Option Available.

Tour Dates: 1:00 PM November 9th, & 30th, 2011 and By appointment December 14, 2011

Sale Price: \$730,000.00 (\$9.94 Per Sq. Ft.)

(HAL C. BALL/PETER NEWTON)

73,320± Sq. Ft.

5750 LOTUS (STOWE SCHOOL) SLPS

73,320± Sq. Ft. Former Stowe School with Gymnasium and Air Conditioned Throughout was Built in 1967 on 3± Acres is near Martin Luther King Dr. and Goodfellow. Bank Free Purchase Option Available.

Offering Price: \$750,000.00 (\$10.23 Per Sq. Ft.)

(HAL C. BALL/PETER NEWTON)

ON OPEN MARKET

71,869± Sq. Ft.

955 ARCADE (MITCHELL ELEMENTARY) SLPS

71,869± Sq. Ft. Former Mitchell Elementary School with a Gymnasium was Built in 1964, on 2.71± Acres is located near Page & Union Intersection and Surrounded by New Construction.

Offering Price: \$980,000.00 (\$11.19 Per Sq. Ft.)

(HAL C. BALL/PETER NEWTON)

UNDER CONTRACT

69,579± Sq. Ft.

2931 ARLINGTON (GUNDLACH SCHOOL) SLPS

69,579± Sq. Ft. Former Gundlach School with Gymnasium was Built in 1931, Designed by George W. Sanger, Sits on 1.38± Acres and is Near the Intersection of Union & Natural Bridge. Bank Free Purchase Option Available.

Tour Dates: 9:00 AM November 9th, & 30th, 2011 and By appointment December 14, 2011

Sale Price: \$650,000.00

(HAL C. BALL/PETER NEWTON)

66,259± Sq. Ft.

5316 RUSKIN AVENUE (MARK TWAIN SCHOOL) SLPS

This Three (3) Level William B. Ittner Designed School Sits on 1.9± Acres Has A Full Gymnasium And is Air-Conditioned.

Sale Price: \$1,150,000.00 (17.36 Per Sq. Ft.)

(HAL C. BALL/PETER NEWTON)

UNDER CONTRACT

64,566± Sq. Ft.

4611 S. GRAND (SCRUGGS ELEMENTARY) SLPS

This R. M. Milligan Designed School is Three (3) Floors with a Full Gymnasium. Sits on a Giant 2.7± Acre Site (Full City Block) with most of it Black-Top.

Sale Price: \$1,250,000.00

(HAL C. BALL/PETER NEWTON)

UNDER CONTRACT

Institutional

61,998± Sq. Ft.

3450 WISCONSIN (SHEPARD ELEMENTARY) SLPS

61,998± Sq. Ft. Former Shepard Elementary School with Gymnasium was Built in 1906, Designed by William B. Ittner is on 2.66± Acres. Located Near I-55 & Broadway.
Tour Dates: 12:00 AM November 9th, & 30th, 2011 and By appointment December 14, 2011
Sale Price: \$1,180,000.00 (\$19.03 Per Sq. Ft.)

(HAL C. BALL/PETER NEWTON)

61,946± Sq. Ft.

815 ANN AVENUE (LAFAYETTE ELEMENTARY) SLPS

ON OPEN MARKET

1,946± Sq. Ft. Former Lafayette Elementary School with a Gymnasium was Built in 1904 Designed by William B. Ittner, is on 1± Acre Site Located in the Heart of Soulard Neighborhood.
Offering Price: \$1,240,000.00 (\$20.02 Per Sq. Ft.)

(HAL C. BALL/PETER NEWTON)

59,188± Sq. Ft.

8724 HALLS FERRY ROAD (BADEN SCHOOL) SLPS

UNDER CONTRACT

This Three (3) Level William B. Ittner Designed School Sits on 2.7± Acres Has a Full Gymnasium and is Air-Conditioned.
Sale Price: \$1,200,000.00

(HAL C. BALL/PETER NEWTON)

58,102± Sq. Ft.

6651 GRAVOIS (GARDENVILLE SCHOOL) SLPS

ON OPEN MARKET

58,102± Sq. Ft. Former Gardenville School with Gymnasium and Elevator Served was Built in 1907, Designed by William B. Ittner is on 1.9± Acre Site at the Intersection of Gravois and Kingshighway.
Offering Price: \$1,195,000.00 (\$20.57 Per Sq. Ft.)

(HAL C. BALL/PETER NEWTON)

57,200± Sq. Ft. on
1.5± Acres

1301 & 1313 BOLAND PLACE

PRICE REDUCED

57,200± Sq. Ft. Former School on 1.5± Acre Land For Redevelopment, City Of Richmond Heights Is Open To Rezoning To Accommodate A High Density Residential Use Or Retirement Community.
Excellent Location For High Visibility Development.
Sale Price: ~~\$1,395,000.00~~
Reduced Sale Price: \$1,195,000.00

(JAMES NEWMAN/PETER NEWTON)

51,380± Sq. Ft.

4242 GROVE (ELIOT SCHOOL) SLPS

UNDER CONTRACT

This William B. Ittner Designed School sits on a 1.44± Acre Site. The Property went through an Extensive Renovation in 2002 and has a New Heating System and Duct Work.
Sale Price: \$600,000.00

(HAL C. BALL/PETER NEWTON)

Institutional

49,896± Sq. Ft.

4342 ALDINE (MARSHALL SCHOOL) SLPS

48,896± Sq. Ft. Four (4) Floors, Former Marshall School with Full Gymnasium on 2.84± Acre, was Built in 1901 and Designed by William B. Ittner. Located in the Ville Neighborhood. Additional 10,400± Sq. Ft. Adjacent Branch School Building Included.
Bank Free Purchase Option Available.

Tour Dates: 10:00 AM November 9th, & 30th, 2011 and By appointment December 14, 2011

Sale Price: \$895,500.00

(HAL C. BALL/PETER NEWTON)

49,480± Sq. Ft.

4163 GREEN LEA PLACE

Former "Harrison School". Three (3) Story Building In Need Of Full Rehab. Zoned "B" Two-Family Residential. Good For Redevelopment. Occupies Entire End Of One Block.

Sale Price: \$145,000.00 (\$2.93 Per Sq. Ft.)

(BRIAN O'CONNELL)

43,983± Sq. Ft.

7417 VERNONT AVENUE (LYON ELEMENTARY SCHOOL) SLPS

43,983± Sq. Ft. Former Lyon Elementary School on 1.3± Acre Lot, was Built in 1910 and Designed by Hutton Architecture Studio. Original Woodwork and Gymnasium.
Bank Free Purchase Option Available.

Offering Price: \$860,000.00 (\$19.55 Per Sq. Ft.)

(HAL C. BALL/PETER NEWTON)

Institutional

42,188± Sq. Ft.

UNDER CONTRACT

3200 TEXAS - GARFIELD SCHOOL SLPS

This 1937 Three (3) Level School George W. Sanger Designed School Sits on a 1.21± Acre Site with Views of Benton Park.

Sale Price: \$695,000.00

(HAL C. BALL/PETER NEWTON)

41,018± Sq. Ft.

**“Now
For Sale or Lease”**

BACK ON MARKET

5000 WASHINGTON PLACE @ N. KINGSHIGHWAY, ST. LOUIS CITY- CENTRAL WEST END

Historic St. John’s United Methodist Church of Approximately 41,018± Sq. Ft. on Two and Three Levels. The Property is Located at the Southwest Corner of North Kingshighway and Washington Place in the “Holy Corner” of the Central West End. The Original Structure was Designed by St. Louis Union Station Architect, Theodore C. Link and Constructed in 1901-1902. The Building is Listed on the National Register of Historic Places and has Amazing Architecture with its Columns and Beautiful Stained Glass Windows. The Sanctuary Consisting of Approx. 6,000± Sq. Ft., a Second Chapel of Approx. 3,800± Sq. Ft. & the Auditorium Consist of Approx. 5,000± Sq. Ft.. **There are Numerous Offices, Meeting Rooms and a Kitchen Area. There are Two Lots with Total 1.55± Acres which Include a 93 Car Parking Lot with Additional Land for Expansion**

Lease Price: Entire Building : \$6,600 Per Month, NNN

Sale Price: \$950,000.00 (\$23.16 Per Sq. Ft.)

(FRANK L. YOCUM/PETER NEWTON)

30,800± Sq. Ft.

ON OPEN MARKET

4092 ROBERT - WINDSOR SCHOOL SLPS

This 3.71 ± Acre Parcel of Land is Level and Improved with a 30,800 ± Sq. Ft., Single Story Institutional Property with a Gymnasium. It is ideal for platting an infill Subdivision, or Medium to High Density Residential Infill. Bank Free Purchase Option Available.

Offering Price: \$595,000.00

(HAL C. BALL/PETER NEWTON)

29,300± Sq. Ft.

**GREAT OFFICE
FOR NON-PROFIT
LOTS OF PARKING**

3738 CHOUTEAU

Up to 16,800 +/- Sq. Ft. Office and 12,500+/- Sq. Ft. Warehouse for a total of 29,300+/- Sq. Ft. Office/Warehouse. Nicely Maintained Property, New Windows, Tuckpointing, Painting, Etc. Wet Sprinklered Throughout. 100+/- Car Parking. Minutes to Highways 40 & 44.

Lease Rates: \$1,900.00/Month for 2,200± Sq. Ft. 1st Floor Rear Office

\$4,650.00/Month for 6,200± Sq. Ft. 1st Floor Front Office

\$5,600.00/Month for 8,400± Sq. Ft. 2nd Floor Office

\$2,900.00/Month for 12,500± Sq. Ft. Warehouse

Sale Price: \$950,000.00

(A.WILLIAM ASCHINGER)

28,773± Sq. Ft.

ON OPEN MARKET

PRICE REDUCED

3227 SOUTH 9TH STREET – ST. AGATHA SCHOOL

A 28,773± Sq. Ft. School in the South Souldard Neighborhood, adjacent to the Anheuser Busch Brewery with some off street parking, and more possible by easement. There is a full gymnasium on the third floor, and the boiler was replaced in the ‘90s. It is in excellent condition in a great neighborhood.

See www.hillikercorp.com under schools for more details.

Offering Price: \$900,000.00

Reduced Price: \$795,000.00

(HAL C. BALL/PETER NEWTON)

26,000± Sq. Ft.

PRICE REDUCED

ON OPEN MARKET

6304 MINNESOTA

The Former St. Mary & St. Joseph Catholic Grade School. This 26,000± Sq. Ft. Masonry Structure has a Commanding Views of the Mississippi River. Rare Opportunity for Desirable Area with View of the Mighty Mississippi.

Sale Price: ~~\$600,000.00~~

Reduced Sale Price: \$495,000.00

(HAL C. BALL/PETER NEWTON)

Institutional

24,480± Sq. Ft.	<u>3522 UTAH – ST. PIUS V SCHOOL</u>
ON OPEN MARKET	A 24,480± Sq. Ft. School in the eclectic Tower Grove East Neighborhood. The property will have 30 car parking, and an undeveloped area to the East that is now a green space and a playground. It is well maintained and is perfect for reuse as a school or as a residential conversion. See www.hillikercorp.com under schools for more details.
PRICE REDUCED	Offering Price: \$800,000.00 Reduced Price: \$695,000.00
	(HAL C. BALL/PETER NEWTON)
23,285± Sq. Ft.	<u>2020 NORTH 7TH STREET</u>
UNDER CONTRACT 67276727	23,285± Sq. Ft. Church Complex on a Full City Block. Zoned "H" Commercial Adjacent to Edward Jones Dome. Sale Price: \$1,050,000.00 Reduced Sale Price: \$795,000.00
	(HAL C. BALL/PETER NEWTON)
18,242± Sq. Ft.	<u>2007 DELMAR</u>
	Great Development Site Consisting of 18,242± Sq. Ft. of Level and Cleared Ground. Located in "Downtown West Loft District" – Zoned H. Area Commercial District – "Motivated Seller" For Sale: \$91,210.00 (\$5.00 Per Sq. Ft.)
	(PATRICK T. MCKAY)
16,400± Sq. Ft.	<u>4301 OLIVE STREET (ST. STEPHENS CHURCH)</u>
	This Beautifully Restored, Central West End Church has Seating for 250±, is Sprinklered, has Updated HVAC and Electric, Full Kitchen, a Large Fellowship Hall with Stage, Three (3) Large Classrooms, and Private Parking for 47 Cars on the Newly Paved 1.2± Acre Lot. Priced Well Below Appraised Value. Sale Price: \$795,000.00
	(PETER NEWTON/PATRICK T. MCKAY)
15,000± Sq. Ft.	<u>6942 LANSLOWNE</u>
MAKE OFFER	Former School Building In The City Of St. Louis. Property Sits Just West Of Jamieson And East Of The City County Border. Off-Street Parking Or Play Space is Possible With The Paved Area On The West And Rear Of Building. Two Column Lines (No Interior Support Walls) On Three (3) Levels, Sixteen (16) Car Parking, A Short Walk To The Shrewsbury Metro-Link, Opportunity For Creative Reuse. Sale Price: \$595,000.00 (\$39.66 Per Sq. Ft.)
	(PETER NEWTON/PETER A. PFEIFER)
12,000± Sq. Ft.	<u>7150 MANCHESTER</u>
	This Office/Institutional/Call Center Property has an Open Floor Plan with a Wrap Around Mezzanine, and a Finished Lower Level (Break Area) that Opens to Grade at the Rear where There Is More Than 150± Parking Spaces. This is One of the Largest Parcels in the Area at 1.68± Acres. Sale Price: \$599,000.00
	(PETER A. PFEIFER/PETER NEWTON)
11,800± Sq. Ft.	<u>1400 CLARA AVENUE (aka 5599 RIDGE AVENUE) - FORD BRANCH SLPS</u>
ON OPEN MARKET	This Single Level School sits on a 1.29± Acre Fenced Site and Has Seven (7) Classrooms plus Offices. Bank Free Purchase Option Available. Sale Price: \$225,000.00
	(HAL C. BALL/PETER NEWTON)
9,947± Sq. Ft.	<u>3018 BRANTNER PLACE (DUNBAR BRANCH)</u>
NEW LISTING	9,947± Sq. Ft. Former School with a Large Parking/Playground Area was Built in 1951. One Story, Flat Roof, Zoned "C" – Multi-Family, adjacent to Vashon High School Fields. Tour Dates: 11:00 AM November 9th, & 30th, 2011 and By appointment December 14, 2011 Sale Price: \$150,000.00
	(HAL C. BALL/PETER NEWTON)

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