

## Industrial

350,000± Sq. Ft. to  
5,000± Sq. Ft.

### 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.

**MAKE OFFER**

**Lease Rate: \$1.95 - \$2.75 Per Sq. Ft., Modified Gross**

*(JOHN H. SHEPLEY)*

300,000± Sq. Ft.  
156,000± Sq. Ft.  
56,000± Sq. Ft.  
25,000± Sq. Ft.

### 1431 KINGSLAND

Part of a 435,000 Sq. Ft. Multi-Tenant Warehouse. Great Opportunity for a User/Investor. 26,000 Sq. Ft., 56,000 Sq. Ft., 156,000 Sq. Ft., 100,000± Sq. Ft. or 312,000 Sq. Ft. of Office/Warehouse Space Available with 6,000 Sq. Ft. of Office and Additional Area for Trailer/Outside Storage. Rail Available Please Call for Additional Information.

**Major Sale Price  
Reduction**

**Lease Rate: \$1.95 Per Sq. Ft., NNN**

**Sale Price: ~~\$7,750,000.00~~**

**Reduced Price: \$5,950,000.00**

*(HAL C. BALL/BRIAN O'CONNELL)*

245,000± Sq. Ft.

### 1230 N. 2<sup>nd</sup> STREET

Former Edison Brother's Warehouse Property. 245,000 Square Feet, 5 Story Warehouse Plus a Full Basement, Located on Laclede Landing, 1 Block from Pinnacle Casino Resort Complex, Awesome Views of River, Arch and Downtown St. Louis. Windows on All Four Sides.

**"Loft Redevelopment Opportunity"**. Eligible for Federal & State Historic Tax Credits!

**Sale Price: \$5,875,000.00 (\$24.00 Per Sq. Ft.)**

*(PATRICK T. MCKAY)*

200,000± Sq. Ft. to  
40,000± Sq. Ft.

### 9383-9387 DIELMAN INDUSTRIAL DRIVE

Modern Office/Warehouse/Distribution Facility, Attractive Brick Facade, Currently 30% Leased. Available Space Consists of 85,000± Sq. Ft. with 35,000± Sq. Ft. of Updated Office Area and 16' Clear Clean Warehouse with Heavy Power & Six (6) Truck Docks. Additional 40,000± 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 85,000± Sq. Ft. Area \$5.95 Per Sq. Ft., NNN**

**Lease Rate: for 40,000± Sq. Ft. Area \$4.75 Per Sq. Ft., NNN**

**Sale Price: \$8,950,000.00**

*(HAL C. BALL)*

135,000± Sq. Ft.

### 27 GUENTHER BOULEVARD ST. PETERS, MO

135,000± Sq. Ft. Manufacturing Building with 16,790± Sq. Ft. of Office, Private rail Spur, Tilt Up Construction, Six (6) Docks Two (2) Drive-Ins Five (5) Five Ton Crane Bays, 100% Sprinklered, 217 Surface Parking. 56% of Building Air Conditioned, 10.4 Acres of Ground, 9,000 AMP 480 Volts.

**Back on Market**

**Sale Price: \$4,975,000.00**

*(RICHARD P. ESSICK)*

130,000± Sq. Ft.

### 6300 ST. LOUIS AVENUE

A 9.41± Sq. Ft. Acre Tract of Land Improved with 130,000 Sq. Ft. Industrial/Manufacturing Building. St. Louis Terminal Rail is Adjacent to Site. 14' – 18' Ceilings, Industrial Power, Multiple Docks and Drive-In Loading. Approximately 10% Office. Can Be Combined with 1822 Cherry Street, a 26,000 Sq. Ft. Crane Served Building.

**7%  
COMMISSION**

**Sale Price: \$1,795,000.00**

*(PETER NEWTON)*

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**

*(JOHN R. HOOFMAN JR./PETER A. PFEIFER)*

## Industrial

100,000± Sq. Ft.

### 1000 INDEPENDENCE ROAD, WEST SULLIVAN, MO 63080

**NEW LISTING**

100,000± Sq. Ft. Leased Industrial Investment Property. Constructed in 1999 and 2003. Two (2), Tenants in Place (40,000 Sq. Ft. and 60,000 Sq. Ft.) 20' Eave Height & 231/2' at Center.

Twelve (12) Docks and One (1) Drive-In. 5.75± Acres Site. Located Near I-44 Exit #225.

**Sale Price: \$3,600,000.00**

(SCOTT E. MARTIN)

85,000± Sq. Ft.

### 9383-9387 DIELMAN INDUSTRIAL DIRVE

Modern Office/Warehouse/Distribution Facility, Attractive Brick Facade, Currently 30% Leased. Available Space Consists of 85,000± Sq. Ft. with 35,000± Sq. Ft. of Updated Office Area and 16' Clear Clean Warehouse with Heavy Power & Six (6) Truck Docks. Additional 40,000± 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 85,000± Sq. Ft. Area \$5.95 Per Sq. Ft., NNN**

**Lease Rate: for 40,000± Sq. Ft. Area \$4.75 Per Sq. Ft., NNN**

**Sale Price: \$8,950,000.00**

(HAL C. BALL)

77,104± Sq. Ft. to  
21,264± Sq. Ft.

### 9804 PAGE OVERLAND, MO 63132

**NEW LISTING**

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**

(PETER A. PFEIFER)

72,000± Sq. Ft. to  
20,000± Sq. Ft.

### 101-119 CASS AVENUE

**Price Reduced**

Crane Served Warehouse/Manufacturing Space. Two (2) 10-Ton Cranes And One (1) 3-Ton Crane. Approximately 72,000± Square Feet Will Subdivide To 20,000± Sq. Ft. Includes Partial Office Finish. 4± Acres Zoned "K" Five (5) Docks And Three (3) Drive-In Doors.

~~**Lease Rate: \$1.95 Per Sq. Ft.**~~

**MAKE OFFER**

**Reduced Rate: \$1.45 Per Sq. Ft.**

(JOHN H. SHEPLEY/BRIAN O'CONNELL)

62,540± Sq. Ft.

### 2465 CENTERLINE

**Available  
Immediately**

State of the Art Clean Office, Manufacturing/warehouse. 30% Attractive Office Finish, 20% Air Conditioned Production Area & 50% Warehouse. Eight (8) Loading Docks 20' Clear Ceilings and Heavy Electric Served (Including 1600 AMPS of 440 Volts)

**Lease Rate: \$4.95 Per Sq. Ft. NNN**

**Sale Price: \$2,950,000.00 (\$47.17 Per Sq. Ft.)**

(HAL C.

BALL)

56,000± Sq. Ft.  
25,000± Sq. Ft.  
300,000± Sq. Ft.  
156,000± Sq. Ft.

### 1431 KINGSLAND

**Major Sale Price  
Reduction**

Part of a 450,000 Sq. Ft. Multi-Tenant Warehouse. Great Opportunity for a User/Investor. 26,000 Sq. Ft., 56,000 Sq. Ft., 156,000 Sq. Ft. or 212,000 Sq. Ft. of Office/Warehouse Space Available with 6,000 Sq. Ft. of Office and Additional Area for Trailer/Outside Storage. Rail Available Please Call for Additional Information.

**Lease Rate: \$1.95 Per Sq. Ft., NNN**

~~**Sale Price: \$7,750,000.00**~~

**Reduced Price: \$5,950,000.00**

(HAL C. BALL/BRIAN O'CONNELL)

55,000± Sq. Ft. or  
10,000± Sq. Ft.

### 500 BITTNER

Office/Warehouse Space in an 110,000 Sq. Ft. Two Story Building, Great Office Space with Functional Warehouse, Located off Hall Street, Adjacent to St. Louis Business Center. 10,000 – 55,000± Sq. Ft. Available, 5 Loading Docks, 1 Drive-In, Heavy 3 Phase Electric, Fenced Parking Lot for Trailers, etc.

**For Lease: \$2.50 Per Sq. Ft. – First Floor**

**\$2.00 Per Sq. Ft. – Second Floor**

(PATRICK T. MCKAY)

# Industrial

54,000± Sq. Ft.

## 6800 MANCHESTER

A 70,000± Sq. Ft. Complex On 3.22 Acres. 54,000± Sq. Ft. Warehouse (Available) has a Loading Dock and Two Drive-In Doors, Heavy Power, and Ceiling Heights of 14'-18' Clear. 16,000± Sq. Ft. of Retail with Manchester Frontage is 90% Leased. The Retail Component Generates About \$100,000/Yr of NNN Rents (The Owner's Businesses are in the Majority of it, and Long Term Leases are in Place).

**Lease Rate: \$10.00 Per Sq. Ft., NNN – Retail**  
**\$2.50 Per Sq. Ft., Modified Gross – Warehouse**

**For Sale: \$2,495,000.00**  
**\$21.00 Per Sq. Ft. - Retail**  
**\$85.00 Per Sq. Ft. – Warehouse**

(PETER NEWTON)

50,000± Sq. Ft. to  
25,000± Sq. Ft. to  
10,000± Sq. Ft.

## 10413-10415 ST. CHARLES ROCK ROAD. ST. ANN, MO

**Big Box Retail, Office/Flex or Office/Warehouse use Permitted.**

Better Known as the "Big Lots Center" this Freestanding Building Can Accommodate any of these Above Businesses. The Center is Anchored by Big Lots who Pays \$106,250.00 Per Year Plus a Prorated Maintenance Fee. **There is up to 25,000± Sq. Ft. Available for a User/Tenant or Investor.** The Available Space has Two (2) Entrances to Provide for Multi-Tenant use. The Space Offers a 22± Ceiling, One (1) Oversized Drive-In Door, Two (2) Truck High Docks, A Wet Sprinkler System and 100% Air Conditioning.

**Lease Rate: \$4.25 Per Sq. Ft., NNN Reduced Rate: \$3.95 Per Sq. Ft., Gross**  
**(25,000± Sq. Ft. Lease Rate)**

**Sale Price: \$1,495,000.00 (\$29.90 Per Sq. Ft.)**  
**Reduced Price: \$1,295,000.00 (\$25.90 Per Sq. Ft.)**

(FRANK L. YOCUM/PETER PFEIFER/JOHN H. SHEPLEY))

**Ownership  
with Income**

**REDUCED**

**MAKE OFFER**

49,000± Sq. Ft.

## 85 CECELIA DRIVE. WASHINGTON, MO

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)

**NEW PRICE**

43,000± Sq. Ft.

## 8520 MACKENZIE

Attractive 2 Level Brick Building on a 5 Acre Site. Ideal for Institutional User or Residential Redevelopment. Built in 1930, Zoned R-5 St. Louis County. Currently used as a sheltered workshop.

**Sale Price: \$1,695,000.00**

(HAL C. BALL)

**Under Contract**

41,700± Sq. Ft.

## 9800 PAGE AVENUE

Located At The Intersection Of Page Avenue & Dielman. This 41,770± Sq. Ft. Is Easily Found With Great Access To Westport, Clayton and The Airport. Properties On Either Side Are Also For Sale Allowing For a 3.68± Acre Track Of Land With Over 75,000± Sq. Ft. Of Buildings.

**Sale Price: \$2,000,000.00**

(PETER A. PFEIFER)

**NEW LISTING**

40,623± Sq. Ft.

## 4101-4115 GERALDINE

40,623 Sq. Ft. Office/Warehouse with 2,700 Sq. Ft. of Nice Office, 6 Docks (2 with Levelers, 1 Ramped), 14' – 16' Ceilings, Wet Sprinklered, Zoned K Unrestricted, Brick and Masonry Construction, Excellent Access to I-70.

**Sale Price: \$795,000.00 (Under \$20.00 Per Sq. Ft.)**

(RICHARD P. ESSICK)

**SOLD**

## Industrial

40,392± Sq. Ft.

### 3300 SOUTH KINGSHIGHWAY@ FYLER

Presently an Automobile Dealership on 3.75 Acres that could be Redeveloped. Comprised of a Showroom, Office. (Constructed in 2002.) plus Other Buildings. Two (2) Drive-Thru Vehicle Service Bays, Served by Heavy Electrical, Air, Water Lines & Trench Drains. Fenced, Paved, Striped and Lighted Lot

**Lease Rate: \$15,000.00 Per Month, NNN**

**Sale Price: \$2,495,000.00 (\$61.75 Per Sq. Ft.)**

(HAL C. BALL/JOHN H. SHEPLEY)

40,000± Sq. Ft.

### 8417 CHAPIN INDUSTRIAL DIRVE

**NEW LISTING**

40,000± Sq. Ft. Office/Warehouse Masonry Building. Double -T Tilt Up in Mid-County. Just East of I-170 and Page. Seven (7) Dock Loading Positions and Two (2) Drive-In Doors (One (1) Oversized 13ft 10in.) 6,400± Sq. Ft. of Office Space. Approximately One (1) Acre of Paved, Fenced and Gated Outside Storage.

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

**Sale Price: \$1,485,000.00**

(PETER A. PFEIFER)

40,000± Sq. Ft.

### 9383-9387 DIELMAN INDUSTRIAL DIRVE

Modern Office/Warehouse/Distribution Facility, Attractive Brick Facade, Currently 30% Leased. Available Space Consists of 85,000± Sq. Ft. with 35,000± Sq. Ft. of Updated Office Area and 16' Clear Clean Warehouse with Heavy Power & Six (6) Truck Docks. Additional 40,000± 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 85,000± Sq. Ft. Area \$5.95 Per Sq. Ft., NNN**

**Lease Rate: for 40,000± Sq. Ft. Area \$4.75 Per Sq. Ft., NNN**

**Sale Price: \$8,950,000.00**

(HAL C.

BALL)

40,000± Sq. Ft.

### 5704 NATURAL BRIDGE

**MAKE OFFER**

Two Buildings Totaling 40,000 Sq. Ft. on 1.85 Acres. Building 1 is 40,000 Sq. Ft. with 15% Office Finish, 22' Clear Ceilings, Multiple Docks. Building 2 is 3,600 Sq. Ft. Retail Auto Repair Building. Additional .9 Acres Available.

**Lease Rate: ~~\$2.40 Per Sq. Ft., NNN~~ Reduced: \$1.95 Per Sq. Ft., NNN**

**Sale Price: ~~\$995,000.00~~ Reduced: \$895,000.00**

(JEFFREY J. ALTVATER)

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~~**

**Reduced Lease Price: \$.92 Per Sq. Ft., NNN**

**Sale Price: ~~\$625,000.00 (16.03 Per Sq. Ft.)~~**

**Reduced Price: \$485,000.00**

(PETER A. PFEIFER)

29,000± Sq. Ft.

### 4971 FYLER AVENUE

**NEW LISTING**

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)

28,915± Sq. Ft.

### 3650 WINDSOR

28,915± Sq. Ft. Office/Warehouse-Manufacturing with 2,513± Sq. Ft. Office Finish. Two (2) Recessed Loading Docks for 53' Trailers, (1) One -10'x14' Drive-In Door, 3 Phase Heavy Electric-3000 AMPS, 16' Clear Ceilings, Heavy Load Concrete Floors. 100% Sprinklered, Private, Fenced Parking (30+ Cars) - Paved, Mid-Town Location-Excellent I-64 Access

**Lease Rate: \$2.85 Per Sq. Ft., Modified Gross**

(PATRICK T. MCKAY)

## Industrial

28,020± Sq. Ft. <b>4% Commission To Procuring Broker</b>	<b>2300-2316 SALENA STREET</b> 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. <b>Lease Rate: \$2.25 Per Sq. Ft., Modified Gross</b> <i>(H. MEADE SUMMERS, III, – OWNER/BROKER)</i>
28,000± Sq. Ft.	<b>3232 S. BRENTWOOD BLVD.( FORMERLY 170 E. KIRKHAM AVE.) (WEBSTER GROVES,MO)</b> 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. <b>Lease Rate: \$5.95 Per Sq. Ft., Modified Gross</b> <b>Sale Price: \$1,495,000.00 (\$53.35 Per Sq. Ft.)</b> <i>(PETER NEWTON/JOHN H. SHEPLEY)</i>
27,552± Sq. Ft. to 5,200± Sq. Ft. <b>REDUCED</b>	<b>141 MILLWELL DRIVE</b> Approximately 27,436± Sq. Ft. Office/Warehouse Situated on Approximately 1.4 Acres. The Building has 17'-33' Ceilings Heights. Five (5) Truck Docks and One (1) Drive-In Door. <del><b>Lease Rate: \$6.45 Modified Gross</b></del> <b>Reduced Lease Rate: \$3.50 Modified Gross</b> <del><b>Sale Price: \$1,350,000.00 (\$49.20 Per Sq. Ft)</b></del> <b>Reduced Price: \$995,000.00 ( \$36.27 Per Sq. Ft.)</b> <i>(JOHN R. HOOFMAN JR.)</i>
27,000± Sq. Ft.	<b>102 EAST INDUSTRIAL DRIVE</b> 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, 5.53± Acre Site. Located in Franklin County West of Washington. <b>Sale Price: \$899,000.00</b> <i>(SCOTT E. MARTIN)</i>
26,436± Sq. Ft.	<b>5200 MANCHESTER ROAD</b> 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. <b>Lease Rate: \$2.95 Per Sq. Ft., Modified Gross</b> <i>(JOHN R. HOOFMAN JR.)</i>
26,178± Sq. Ft. <b>NEW LISTING</b>	<b>2115 HICKORY STREET</b> 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." <b>Sale Price: \$523,560.00 (\$20.00 Per Sq. Ft.)</b> <i>(BRIAN O'CONNELL/POWELL KALISH)</i>
26,000± Sq. Ft. <b>10% COMMISSION</b>	<b>1822 CHERRY</b> 26,000± Sq. Ft. Crane Served Industrial Building, 3 Phase Electric and 20' – 25' Foot Ceilings, Two 5 Ton Cranes, One 3 Ton Crane, 100% Insulated, 14" Thick Floors, 18' Foot Drive-In Doors, Possible to Combine with a Portion or all of the 14 Acre Neighboring Parcel (6300 St. Louis Ave.). <b>Sale Price: \$390,500.00</b> <i>(PETER NEWTON)</i>
25,000± Sq. Ft. 300,000± Sq. Ft. 156,000± Sq. Ft. 56,000± Sq. Ft. <b>Major Sale Price Reduction</b>	<b>1431 KINGSLAND</b> Part of a 450,000 Sq. Ft. Multi-Tenant Warehouse. Great Opportunity for a User/Investor. 26,000 Sq. Ft., 56,000 Sq. Ft., 156,000 Sq. Ft. or 212,000 Sq. Ft. of Office/Warehouse Space Available with 6,000 Sq. Ft. of Office and Additional Area for Trailer/Outside Storage. Rail Available Please Call for Additional Information. <b>Lease Rate: \$1.95 Per Sq. Ft., NNN</b> <del><b>Sale Price: \$7,750,000.00</b></del> <b>Reduced Price: \$5,950,000.00</b> <i>(HAL C. BALL/BRIAN O'CONNELL)</i>

## Industrial

25,896± Sq. Ft.

### 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. Additional 20,903± Sq. Ft. Immediately Across Lombard Also Available.

**MAKE OFFER**

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

*(BRIAN O'CONNELL/JAMES NEWMAN)*

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, III)*

25,000± Sq. Ft. to  
50,000± Sq. Ft. to  
10,000± Sq. Ft.

### 10413-10415 ST. CHARLES ROCK ROAD. ST.ANN, MO

**Big Box Retail, Office/Flex or Office/Warehouse use Permitted.**

Better Known as the "Big Lots Center" this Freestanding Building Can Accommodate any of these Above Businesses. The Center is Anchored by Big Lots who Pays \$106,250.00 Per Year Plus a Prorated Maintenance Fee. **There is up to 25,000± Sq. Ft. Available for a User/Tenant or Investor.** The Available Space has Two (2) Entrances to Provide for Multi-Tenant use. The Space Offers a 22'± Ceiling, One (1) Oversized Drive-In Door, Two (2) Truck High Docks, A Wet Sprinkler System and 100% Air Conditioning.

**Ownership  
with Income**

**REDUCED**

**Lease Rate: ~~\$4.25 Per Sq. Ft.~~, NNN Reduced Rate: \$3.95 Per Sq. Ft., Gross (25,000± Sq. Ft. Lease Rate)**

**MAKE OFFER**

**Sale Price: ~~\$1,495,000.00 (\$29.90 Per Sq. Ft.)~~**

**Reduced Price: \$1,295,000.00 (\$25.90 Per Sq. Ft.)**

*(FRANK L. YOCUM/PETER PFEIFER/JOHN H. SHEPLEY)*

24,127± Sq. Ft.

### 4410 HUNT AVENUE

Centrally Located Between Highway 40 and Highway 44. Heavy 3 Phase Power Buss Duct. 10,000 Sq. Ft. Manufacturing Air Conditioned. Sprinklered. Four (4) Dock Doors. Fenced Off Street Parking.

**4% COMMISSION TO  
PROCURING  
BROKER**

**Lease Rate: \$2.25 Per Sq. Ft. – First Floor**

*(H. MEADE SUMMERS, III – OWNER/BROKER)*

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.

**8% COMMISSION**

**Lease Rate: \$2.50 Per Sq. Ft.**

**MAKE OFFER**

**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)*

23,300± Sq. Ft.

### 6305 NATURAL BRIDGE

23,300± Sq. Ft. Property. Warehouse has 16' High Ceilings and a Drive-In. Great Visibility from Natural Bridge with a Large Parking Lot. Ideal for Retail with Storage.

**For Sale: \$75,000.00 (\$3.20 Per Sq. Ft.)**

*(JOHN R. HOOFMAN/POWELL KALISH)*

22,000± Sq. Ft. to  
5,000 Sq. Ft.

### 815 CASS AVENUE

Centrally located at Hwy 70 and Cass south of new Hwy 70 expansion. 800 amps, 3-phase power, sprinklered, Dock and Drive-In Loading. Trailer Parking. Repainted 2009. New Heating 2009.

**5% COMMISSION TO  
PROCURING AGENT**

**Lease Rate: \$1.25 Per Sq. Ft. Upper Floor**

**Lease Rate: \$1.95 Per Sq. Ft. First Floor**

*(H. MEADE SUMMERS, III - OWNER/BROKER)*

## Industrial

22,000± Sq. Ft.

### 1495 EAST PEARCE BOULEVARD

**OWNER  
FINANCING**

4,800± Sq. Ft. Office/Wet Lab Space, 4,000± Sq. Ft. 2<sup>nd</sup> Floor, 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 I-70 & 40/61 **ADJACENT TO G.M. PLANT**  
**Lease Rate: \$5.95 Per Sq. Ft., NNN**  
**Sale Price: \$1,195,000.00 (\$54.32 Per Sq. Ft.)**

(PATRICK T. MCKAY / DANIEL W. JOHNSON)

21,264± Sq. Ft. to  
77,104± Sq. Ft.

### 9804 PAGE OVERLAND, MO 63132

**NEW LISTING**

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**

(PETER A. PFEIFER)

21,200± Sq. Ft.

### 2410 NORTH 9<sup>TH</sup> STREET

Free Standing 21,213 Sq. Ft. Industrial Building Located One (1) Block From I-70 And Produce Row. Currently Used For A Truck/Trailer Repair And Steel Fabrication For A "Sister Company" Building Has Three (3)-14' Drive-In Doors, Two (2) – 20-Ton Cranes, One (1)- 10-Ton Crane And Has Heavy Electrical At 480 Volt, 1000+ AMPS, 14'-20' Ceilings, Floor Drains With Air-Lines Thru Out Building. Zoned "K"-Plus Two (2) Adjacent Fenced Lots For Parking/Outside Storage.  
**Sale Price: \$439,000.00 (\$20.69 Per Sq. Ft.)**

(PATRICK T. MCKAY)

21,000± Sq. Ft.

### 2419 LEMP (FALSTAFF BREWERY)

Falstaff Brewery, Building Built 1973, 30± Ceilings, Forty Ft. Column Spacing, Two (2) Large Docks with recessed Levelers, Small Office, Dry Sprinkler, and Located at I-55 & Gravois.  
**Lease Rate: \$3.25 Per Sq. Ft., Modified Gross**

(H. MEADE SUMMERS, III – OWNER/BROKER)

21,000± Sq. Ft.

### 9250 RIVERVIEW DRIVE

36.5± Acres to  
10± Acres

36.5 Acres of Heavy Industrial Land- Largest Tract of Zoned Industrial Land Available for sale In the City of St. Louis. Zoned "K" Unrestricted. 900'± of Road Frontage on Riverview. Site Offers Rail, B.N.S.F, and 1,300'± Mississippi River Frontage with Riparian Rights. Two (2) Buildings Currently on Site. First is 9,000± Sq. Ft. with Several 16' Drive-In Doors and Second is 12,000± Sq. Ft. with 24' Ceilings, Several 16' Drive-In Doors and One (1) 20' Drive-In Door.  
**Ownership will Divide-10 Acre Minimum Tracts** Property is Located in an Enterprise Zone Offering Economic Incentives, **City and State** for Development. Former Fru-Con Site.  
**Sale Price: \$3,578,000.00 (\$2.25 Per Sq. Ft.)**

(PATRICK T.MCKAY)

20,903± Sq. Ft.

### 218 LOMBARD STREET

**MAKE OFER**

Industrial Office/Warehouse With One (1) Dock, Two (2) Drive-Ins One (1) Van-High. .65± Acre Lot. 18'-20' High-Cube Space Available. Good Parking. Quick Access to Major Highways. Additional 25,896± Sq. Ft. on 1.19 Acres across Lombard Street Also Available.  
**Sale Price: \$295,000.00 (\$14.11 Per Sq. Ft.)**

(BRIAN O'CONNELL/JAMES NEWMAN)

20,600± Sq. Ft.

### 800 EDWIN STREET

**NEW LISTING**

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.** Potential for Outside Space. Private Twenty Five (25) Car Parking Lot. Zoned "K" Unrestricted.  
**Lease Rate: \$3.95 Per Sq. Ft., Modified Gross**  
**Sale Price: \$775,000.00 (\$37.62 Per Sq. Ft.)**

(PATRICK T. MCKAY)

## Industrial

20,000± Sq. Ft. to  
72,000± Sq. Ft.

### 101-119 CASS AVENUE

Crane Served Warehouse/Manufacturing Space. Two (2) 10-Ton Cranes And One (1) 3-Ton Crane. Approximately 72,000± Square Feet Will Subdivide To 20,000± Sq. Ft. Includes Partial Office Finish. 4± Acres Zoned "K" Five (5) Docks And Three (3) Drive-In Doors.

**Price Reduced**

**Lease Rate: ~~\$1.95 Per Sq. Ft.~~**

**MAKE OFFER**

**Reduced Rate: \$1.45 Per Sq. Ft.**

(JOHN H. SHEPLEY/BRIAN O'CONNELL)

20,000± Sq. Ft.

### 1560 FAIRVIEW AVENUE

One Acre Site, 6,000± Sq. Ft. Two Level Office Space, 12,500± Sq. Ft. Warehouse/Service Area, 1,600± Sq. Ft. Garage Area. Plus 3,600± Sq. Ft. Covered Loading Platform (Short Trucks), Three (3) Drive-In Doors, Exterior Loading Docks, 11'x14' Ceilings.

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

**Sale Price: \$650000.00 (\$32.50 Per Sq. Ft.)**

(HAL C. BALL)

20,000± Sq. Ft. to  
10,000± Sq. Ft.

### 9353-9375 WATSON INDUSTRIAL DRIVE

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

**REDUCED**

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

**Sale Price: \$1,100,000.00**

(H. MEADE SUMMERS, III)

20,000± Sq. Ft. to  
5,000± Sq. Ft.

### 4679 WORLD PARKWAY CIRCLE

20,000± Sq. Ft. Office/Warehouse Situated On A 1.5±Acre Lot. 1,700± Sq. Ft. of Office with Balance Warehouse. 3-Phase Electrical Service, Three (3) Docks, 18' Clear Ceilings & Dry Sprinkler. **Very Clean Building** with Ease of Access to Both I-170 & I-70.

**Lease Rate: ~~\$4.85 Per Sq. Ft., NNN~~ Reduced Rate: \$3.00**

**Sale Price: ~~\$995,000.00~~ Reduced Sale Price: \$750,000.00**

(PETER A. PFEIFER)

19,416± Sq. Ft.

### 6703 TELEGRAPH

State Of The Art Nursery Facility. Visibility At Telegraph Road and Heintz Road. Constructed In 2004. 2,784± Sq. Ft. Retail Building With 16,632± Sq. Ft. Greenhouse Building On 1.86± Acre Site.

**NEW LISTING**

**Sale Price: \$1,450,000.00**

(A. WILLIAM ASCHINGER/BRIAN O'CONNELL)

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

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

(DANIEL W. JOHNSON)

18,000± Sq. Ft.

### 4230 NATURAL BRIDGE

25,000± 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: \$295,000.00**

(JEFFREY J. ALTVATER)

17,900± Sq. Ft. to  
12,600± Sq. Ft. to  
5,300± Sq. Ft.

### 1450-1452 ASHBY ROAD

5,300± -17,900± Sq. Ft. Office/Warehouse Space Great Central County Location with Excellent Visibility Approximately 30 % Office Finish, 16' Ceiling Heights, Two (2) Truck High Dock Doors, One (1) Drive-In Door, Monument Signage Available. 54,000± Sq. Ft. Total Building Size.

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

(DANIEL W. JOHNSON)

## Industrial

17,568± Sq. Ft.

**NEW LISTING**

**BYRNESVILLEROAD WEST OF HWY. W HOUSE SPRINGS, MO (JEFFERSON COUNTY)**

5.02± Acre Parcel Improved With State Of The Art Greenhouse Buildings. Outside Area Adjacent To Building Where Plants Can Be Rolled Between Outside and Inside For Optimal Plant Growth. 7,200± Sq. Ft. Warehouse Building. 10,369± Sq. Ft. Greenhouse. Additional 7,200± Sq. Ft. Partially Finished Greenhouse Currently Used As Outdoor Sales Area.

**Sale Price: \$495,000.00 (\$28.18 Per Sq. Ft.)**

(A. WILLIAM ASCHINGER/BRIAN O'CONNELL)

16,000± Sq. Ft.

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

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**

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

(PETER NEWTON/JOHN H. SHEPLEY)

16,836± Sq. Ft.

**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.

**PRICE REDUCED**

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

**Sale Price: ~~\$1,100,000.00~~**

**Reduced Price: \$950,000.00**

(JAMES NEWMAN/PETER NEWTON)

14,876± Sq. Ft. to  
2,400± Sq. Ft.

**7570-7580 WATSON ROAD**

14,876± Sq. Ft. Multi-Tenant Retail / Service Center Building . Great Opportunity for User/Investor. Prime South County Location Across From Kenrick Plaza, Attractive Masonry Building with Excellent Visibility, Strong Demographics, Monument And Building, Signage Available. .57±Acre Site Providing Ample Parking, Dock-High Loading, 2,400 – 7,500 Available for Lease.

**Lease Rate: \$9.75 Per Sq. Ft., Modified Gross**

**Sale Price: \$1,375,000.00 (\$92.43 Per Sq. Ft.)**

(DANIEL W. JOHNSON)

14,070± Sq. Ft.

**1641 DIELMAN ROAD**

14,070± Sq. Ft. Service Center/Warehouse, 100% Air Conditioned and Sprinklered. There is 2,030± Sq. Ft. of Office plus a Large Conference Room and a Kitchenette in the Rear of the Building. Twenty Two (22) Car Parking Spaces with a Dock and Drive-In Loading. 400 AMP Single Phase & 800 AMP 3 Phase Electric.

**Sale Price: ~~\$875,000.00~~**

**Reduced Price: \$700,000.00**

(PETER A. PFEIFER)

13,500± Sq. Ft.

**BACK ON MARKET  
PRICE REDUCED**

**1424 WASHINGTON**

Three Story "Loft/Retail" Building Located at 14<sup>th</sup> and Washington. 4,500 Sq. Ft. Floor Plates, Full Basement, Fully Sprinklered, Federal and State Historic Tax Credits Available, Fantastic Re-Development Opportunity.

**Sale Price: ~~\$875,000.00~~**

**Reduced Price: \$695,000.00**

(PATRICK T. MCKAY)

12,600± Sq. Ft. to  
17,900± Sq. Ft. to  
5,300± Sq. Ft.

**1450-1452 ASHBY ROAD**

5,300± -17,900± Sq. Ft. Office/Warehouse Space Great Central County Location with Excellent Visibility Approximately 30 % Office Finish, 16' Ceiling Heights, Two (2) Truck High Dock Doors, One (1) Drive-In Door, Monument Signage Available. 54,000± Sq. Ft. Total Building Size.

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

(DANIEL W. JOHNSON)

## Industrial

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**

(JEFFREY ALTVATER)

12,276± Sq. Ft.

### 1434 KINGSLAND AVENUE

100% Air Conditioned Manufacturing Building with 600 AMP , 3-Phase Power, Two (2) Drive-Ins One (1) Dock High, New Roof in 2002.  
**Sale Price: \$349,000.00**

(JEFFREY J. ALTVATER)

12,061± Sq. Ft.

### 855 HORAN DRIVE FENTON, MO 63026

**NEW LISTING**

Great Visibility in Fenton Industrial Park. Clean Office Finish with Great Versatile Warehouse with Drive-In and Dock Loading. Breakfast/Lunch/Dinner- Diner in the Complex.

**Lease Rate: \$7.95 Per Sq. Ft., Modified Gross**

(A. WILLIAM ASCHINGER)

12,000± Sq. Ft.

### 1220 S. 8<sup>TH</sup> STREET

**NEWLY  
RENOVATED**

12,000± Sq. Ft. Office/Warehouse with Dock Loading, Off of 7<sup>th</sup> Street, and Located at the Intersection of 7<sup>th</sup> Street and I-55. Abundant Off Street Parking. Just South of Bush Stadium.

**Lease Rate: \$3.95 Per Sq. Ft.**

(JAMES NEWMAN)

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**

(SCOTT E. MARTIN)

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**

(H. MEADE SUMMERS, III)

11,915± Sq. Ft.

### 155 HANLEY INDUSTRIAL COURT

**NEW LISTING**

Freestanding 11,915± Sq. Ft. Office/Warehouse- Production Building – 1,415± Sq. Ft. Office Finish, Ample Parking – 14' Warehouse Ceiling Height, One (1) Dock Door, Floor Drains, 3-Phase Electric- 600 AMP. 85% Air Conditioned Warehouse – Former Printing/Graphics Company. Great Mid-County Location.

**For Sale: \$695,000.00**

(PATRICK T. MCKAY)

11,400± Sq. Ft.

### 2020 NORTH 9<sup>TH</sup> STREET

Office-Warehouse/Contractor's Building Located at North 9<sup>th</sup> & 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.)**

(PATRICK T. MCKAY)

11,200± Sq. Ft.

### 205 LANGE DRIVE WASHINGTON, MO

11,200± Sq. Ft. Office/Warehouse with 1,200± Sq. Ft. Office, Two (2) Docks, Two (2) Drive-Ins, 20' Clear Ceilings, 3-Phase Electric, 2.84± Acres .

**Lease Rate: \$4.00 Per Sq. Ft., NNN (.85 CENTS)**

(RICHARD P. ESSICK)

# Industrial

10,820± Sq. Ft. <b>REDUCED</b>	<b>1600 39<sup>th</sup> STREET</b> A single story 10,820 Sq. Ft. Building on a Fenced ¾ Acre Lot. Located within a Re-Development Area, With Easy Access to I-44 and I-64. Potential Commercial/Retail Use. <b>Sale Price: \$475,000.00</b> <b>New Price: \$425,000.00</b> <i>(JEFFREY J. ALTVATER)</i>
10,820± Sq. Ft. 10,600± Sq. Ft. <b>4% COMMISSION TO PROCURING BROKER</b>	<b>3965 PARK AVENUE</b> Located West of Cardinal Glennon Hospital Between Highway 44 and Highway 40. First Floor Space, Sprinklered, Small Office, Dock Loading. Drive-In for Forklift. <b>Lease Rate: <del>\$2.50 Per Sq. Ft.</del> \$2.25 Per Sq. Ft.</b> <i>(H. MEADE SUMMERS, III, OWNER/BROKER)</i>
10,000± Sq. Ft. or 55,000± Sq. Ft.	<b>500 BITTNER</b> Office/Warehouse Space in a 110,00 Sq. Ft. Two Story Building, Great Office Space with Functional Warehouse, Located off Hall Street, Adjacent to St. Louis Business Center. 10,000 – 55,000± Sq. Ft. Available, 5 Loading Docks, 1 Drive-In, Heavy 3 Phase Electric, Fenced Parking Lot for Trailers, etc. <b>For Lease: \$2.50 Per Sq. Ft. – First Floor</b> <b>\$2.00 Per Sq. Ft. – Second Floor</b> <i>(PATRICK T. MCKAY)</i>
10,000± Sq. Ft.	<b>2355 CENTERLINE INDUSTRIAL DRIVE</b> Newer 10,000± Sq. Ft. Office/Warehouse Building Located in Westport. Three (3) Private Offices, Two (2) A.D.A. Restrooms, Showroom, and Lunch Lounge. Approximately 7,700± Sq. Ft. of Warehouse with 18' High Ceilings. Loading Dock and Drive-In. <b>Lease Rate: \$7.95 Per Sq. Ft., Modified Gross</b> <i>(HAL C. BALL/POWELL KALISH)</i>
10,000± Sq. Ft. to 25,000± Sq. Ft. to 50,000± Sq. Ft.  <b>Ownership with Income</b>  <b>REDUCED</b>  <b>MAKE OFFER</b>	<b>10413-10415 ST. CHARLES ROCK ROAD. ST. ANN, MO</b> <b>Big Box Retail, Office/Flex or Office/Warehouse use Permitted.</b> Better Known as the "Big Lots Center" this Freestanding Building Can Accommodate any of these Above Businesses. The Center is Anchored by Big Lots who Pays \$106,250.00 Per Year Plus a Prorated Maintenance Fee. <b>There is up to 25,000± Sq. Ft. Available for a User/Tenant or Investor.</b> The Available Space has Two (2) Entrances to Provide for Multi-Tenant use. The Space Offers a 22± Ceiling, One (1) Oversized Drive-In Door, Two (2) Truck High Docks, A Wet Sprinkler System and 100% Air Conditioning. <b>Lease Rate: <del>\$4.25 Per Sq. Ft., NNN</del> Reduced Rate: \$3.95 Per Sq. Ft., Gross (25,000± Sq. Ft. Lease Rate)</b> <b>Sale Price: <del>\$1,495,000.00</del> (<del>\$29.90 Per Sq. Ft.</del>)</b> <b>Reduced Price: \$1,295,000.00 (\$25.90 Per Sq. Ft.)</b> <i>(FRANK L. YOCUM/PETER PFEIFER/JOHN H. SHEPLEY)</i>
10,000± Sq. Ft. to 20,000± Sq. Ft.  <b>REDUCED</b>	<b>9353-9375 WATSON INDUSTRIAL DRIVE</b> Office/Warehouse/Manufacturing Building Includes 100 Car Parking, Three Phase – 220 Volt – 1200 Amp, Dock and Drive-In Loading. 100% Dry Sprinklered, Rubberized Roofing. <b>Lease Rate: <del>\$2.95 Per Sq. Ft., Modified Gross</del></b> <b>Lease Price Reduced: \$2.25-\$5.50 Per Sq. Ft., Modified Gross</b> <b>Sale Price: \$1,100,000.00</b> <i>(H. MEADE SUMMERS, III)</i>
9,353± Sq. Ft.	<b>1035 SOUTH VANDEVENTER AVENUE</b> 9,353± Sq. Ft. Office/Warehouse 100% Air Conditioned, 2,500± Sq. Ft. Office, Clean Space, New Roof, Sprinklered, Heavy 3-Phase Electric 240V/800 AMPS, Two (2) Drive-In Doors. <b>Sale Price: \$297,000.00</b> <i>(H. MEADE SUMMERS, III)</i>
9,260± Sq. Ft.  <b>PRICE REDUCED</b>  <b>LEASED</b>	<b>1380 SOUTH KINGSHIGHWAY</b> Ideally Located Between I-40 & I-44 at the Edge of "The Hill" 3,696± Sq. Ft. Office Lab. New Roof. Dock and Drive-In Loading. Fenced Parking. Large Lot. <b>Lease Rate: <del>\$3,500.00 Per Month Modified Gross</del></b> <b>Reduced Rate: \$2,975.00 Per Month Modified Gross</b> <b>Sale Price: <del>\$495,000.00</del></b>

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

PAGE

**Industrial**

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**Reduced Price: \$425,000.00**

*(H. MEADE SUMMERS, III)*

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# Industrial

9,230± Sq. Ft.

## 8601 NEW HAMPSHIRE AVENUE

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: \$485,000.00**

(SCOTT E. MARTIN)

9,000± Sq. Ft.

## 5301-5333 BULWER AVENUE

**BANK OWNED**

9,000± Sq. Ft. Truck Transfer Facility with 1,536±Sq. Ft. Office Area on 1.427 Acres, One (1) Acre Fenced Lot.

**Sale Price: ~~\$275,000.00~~ (\$30.56 Per Sq. Ft.)**

**Reduced Price: \$252,000.00 (\$28.00 Per Sq. Ft.)**

(JAMES NEWMAN/H. MEADE SUMMERS, III)

8,448± Sq. Ft.

## 12882 PENNRIDGE DRIVE

**REDUCED**

8,448 Sq. Ft. Office/Warehouse/Service Building, 2,200 Sq. Ft. Office Area, 6,248 Sq. Ft. Production/Warehouse, 100% Air-Conditioned, Truck Dock, Leveler, Heavy Three (3) Phase Service, 20 Parking Spaces, .94 Acre site. Extremely Clean Facility

**Sale Price: \$725,000.00 (\$85.00 Per Sq. Ft.)**

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

(DANIEL W. JOHNSON)

8,000± Sq. Ft

## 5730 NATURAL BRIDGE / 3530 GOODFELLOW

7,578± Sq. Ft.

8,000 Sq. Ft. Contractors Building with Approximately 700 Sq. Ft. Office Space, Three (3) Drive-In Doors with more Possible. Located on Approximately One (1) Acre Lot.

**Lease Rate: \$1,850.00 Per Month, Modified Gross**

**Sale Price: \$175,000.00**

(JEFFREY J. ALTVATER)

7,500± Sq. Ft

## 4346 GREEN ASH

To 12,500± Sq. Ft.

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**

(JEFFREY J. ALTVATER)

6,885± Sq. Ft.

## 1720 DELMAR

**NEW LISTING**

Hard To Find, Small Freestanding 6,885± Sq. Ft. Office/Warehouse Building Located in Downtown "Loft District". Built in 1946. 1,000± Sq. Ft. Office Finish With Reception Area, Several Private Offices, Conference Room, Tiled Floors, Warehouse Has One (1) Drive-In Door and One (1) Van High Loading Door, Heavy 3-Phase Electric, Building is 100% Air Conditioned With All New H.V.A.C. Systems, Excellent For Car Collector, Contractor, Conversion to "Creative Space" For Ad Agency's Marketing Firms, etc.

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

(PATRICK T. MCKAY)

6,500± Sq. Ft.

## 2300 BALL DRIVE

**100% A/C – Ready To Occupy**

Last Available Space in a New 45,000 Sq. Ft. Flex Center in the Heart of Westport, Located in Duke Properties Prestigious Lakeside Crossing Development. Adjacent To Girl Scout Communications and Cricket HQ. Drive-In Door

**Lease Rate: ~~\$11.95 Per Sq. Ft., NNN~~**

**Reduced Rate: \$7.95 Per Sq. Ft., NNN**

(HAL C. BALL/POWELL KALISH)

**PRICE REDUCED By 40% TO MOVE QUICKLY**

6,500± Sq. Ft.

## 271-273 WOLFNER INDUSTRIAL DRIVE

**LEASED**

Truck High Dock And Ramped Drive-In Door. 100% Air-Conditioning Is Available. 20% / 40% Office Is Available Located Near I-44 And I-270

**Lease Rate: \$7.95 Per Sq. Ft., Modified Gross**

(SCOTT E. MARTIN)

# Industrial

6,400± to  
3,400± Sq. Ft.

## 4916 SHAW AVENUE

Great "On The Hill" Location. Renovated in 2008. 3,400± Sq. Ft. Office with a 3,000± Sq. Ft. Clean Warehouse, Five (5) Offices, Two (2) Conference Rooms and Break Room.  
**Lease Rate: 6,400± Sq. Ft Office Warehouse for \$3,500.00 Per Month, Modified Gross**  
**3,400± Sq. Ft. Front Office for \$1,950.00 Per Month, Modified Gross**  
**Sale Price: \$349,000.00**

(A. WILLIAM ASCHINGER)

6,200± Sq. Ft.

## 2151 JANUARY AVENUE ("ON THE HILL")

**NEW PRICE**  
**NEW CARPET**  
**NEW PAINT**

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: \$8.50 Per Sq. Ft., Modified Gross**  
**Sale Price: ~~\$495,000.00~~**  
**Reduced Price: \$445,000.00**

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

6,000± Sq. Ft.

## 3100-3110 NORTH 11<sup>TH</sup> 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)

5,492± Sq. Ft.

## 8512 WATSON

Five (5) Auto Service Bays Plus Six (6) Low Height Bays, Office Area and Store Room. Located on Watson Road Near Elm/South Rock Hill Road.  
**Lease Rate: \$8.00 Per Sq. Ft., Modified Gross**

(SCOTT E. MARTIN)

5,400± Sq. Ft.

## 9845 ST. CHARLES ROCK ROAD

5,400± Sq. Ft. Office/Warehouse or Contractor's- Limousine Company Space- One (1) 14' High Drive-In door and One (1) Loading Dock-Extremely Clean Space- Small Office with Restroom- Floor Drains- Outside Storage Allowed and Available- Some Covered- former Airport Transportation Company.  
**Lease Rate: \$5.60 Per Sq. Ft.**

(PATRICK T. MCKAY)

5,300± Sq. Ft. to  
12,600± Sq. Ft. to  
17,900± Sq. Ft.

## 1450-1452 ASHBY ROAD

5,300± -17,900± Sq. Ft. Office/Warehouse Space Great Central County Location with Excellent Visibility Approximately 30 % Office Finish, 16' Ceiling Heights, Two (2) Truck High Dock Doors, One (1) Drive-In Door, Monument Signage Available. 54,000± Sq. Ft. Total Building Size.  
**Lease Rate: \$5.95 Per Sq. Ft., Gross**

(DANIEL W. JOHNSON)

5,200± Sq. Ft. to  
27,552± Sq. Ft.

## 141 MILLWELL DRIVE

**REDUCED**

Approximately 27,436± Sq. Ft. Office/Warehouse Situated on Approximately 1.4 Acres. The Building has 17'-33' Ceilings Heights. Five (5) Truck Docks and One (1) Drive-In Door.  
**Lease Rate: ~~\$6.45 Modified Gross~~**  
**Reduced Lease Rate: \$3.50 Modified Gross**  
**Sale Price: ~~\$1,350,000.00 (\$49.20 Per Sq. Ft)~~**  
**Reduced Price: \$995,000.00 ( \$36.27 Per Sq. Ft.)**

(JOHN R. HOOFMAN JR.)

## Industrial

5,000± Sq. Ft. 22,000± Sq. Ft.	<b>815 CASS AVENUE</b> Centrally located at Hwy 70 and Cass South of New Hwy 70 Expansion. 800 amps, 3-phase Power, Sprinklered, Dock and Drive-in Loading. New Roof, 2002. Tuck pointed 2003. Trailer Parking. Repainted 2009. New Heating 2009. <b>Lease Rate: \$1.25 Per Sq. Ft. Upper Floor</b> <b>Lease Rate: \$1.95 Per Sq. Ft. First Floor</b>
<b>5% COMMISSION TO PROCURING AGENT</b>	(H. MEADE SUMMERS, III- OWNER/BROKER)
5,000± Sq. Ft.	<b>4501 CHOUTEAU AVENUE</b> Corner Lot in the Shadows of the Barnes-Jewish Children's Washington University Medical Campus. 2,500± Sq. Ft. Office/Retail with an Additional 2,500± Sq. Ft. Warehouse. Flexible Building in a Developing Area. <b>Lease Rate: \$6.25 Per Sq. Ft., Modified Gross</b> <b>Sale Price: \$305,000.00</b>
<b>MAKE OFFER</b>	(JEFFREY J. ALTVATER / PETER A. PFEIFER)
5,000± Sq. Ft.	<b>5735 FEE FEE</b> 5,000 Sq. Ft. Service Center, 50% Office, One (1) Dock Door, Clean Space. <b>Lease Rate: <del>\$3,000.00 Per Month Modified Gross</del></b> <b>Reduced Price: \$2,500.00 Per Month Modified Gross</b>
<b>PRICE REDUCED</b> <b>Sale Possible</b>	(JAMES NEWMAN)
5,000± Sq. Ft. to 350,000± Sq. Ft.	<b>1717 OLIVE STREET</b> 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. <b>Lease Rate: \$1.95 - \$2.75 Per Sq. Ft. , Modified Gross</b>
<b>MAKE OFFER</b>	(JOHN H. SHEPLEY)
5,000± Sq. Ft. to 20,000± Sq. Ft.	<b>4679 WORLD PARKWAY CIRCLE</b> 20,000± Sq. Ft. Office/Warehouse Situated On A 1.5±Acre Lot. 1,700± Sq. Ft. of Office with Balance Warehouse. 3-Phase Electrical Service, Three (3) Docks, 18' Clear Ceilings & Dry Sprinkler. <b>Very Clean Building</b> with Ease of Access to Both I-170 & I-70. <b>Lease Rate: <del>\$4.85 Per Sq. Ft., NNN</del> Reduced Rate: \$3.00</b> <b>Sale Price: <del>\$995,000.00</del> Reduced Sale Price: \$750,000.0</b>
<b>LEASED</b>	(PETER A. PFEIFER)
5,000± Sq. Ft.	<b>1425 STRASSNER DRIVE</b> 50/50 Office Warehouse. One (1) Dock Door, 19' Ceiling Heights. Central Location. End Cap Space with Good Exposure. <b>Lease Rate: \$6.95 Per Sq. Ft., Modified Gross</b>
<b>LEASED</b>	(JAMES NEWMAN)
4,570± Sq. Ft.	<b>4666 MC REE ST. LOUIS, MO</b> Located Near I-44 & S. Kingshighway. Fenced Lot, Truck High Dock On First Floor. Fenced Lot <b>Lease Rate: \$3.85 Per Sq. Ft. Modified Gross</b>
<b>LEASED</b>	(SCOTT E. MARTIN)
4,285± Sq. Ft.	<b>3975 BOEUF LUTHERAN ROAD, FRANKLIN COUNTY</b> Office/Warehouse with 2 Docks and a Drive-In Door. 1 Acre Lot. Located near Highway C, South of the City of New Haven. <b>Sale Price: \$145,000.00</b>
<b>8% COMMISSION</b>	(SCOTT E. MARTIN)
4,070± Sq. Ft.	<b>1529 NORTH BROADWAY</b> 4,070± Sq. Ft. Automotive Repair or Contractors Building Located Downtown at Cass & Broadway - 400± Sq. Ft. Offices with Restroom and Shower. Warehouse has One (1) 14' Drive-In Door, Rear Dock Door, 3-Phase Electric, Ceiling Hung Gas Fired Furnaces, Floor Drains and is Clear Span 18' Ceilings in Warehouse – New Roof with 8 Year Warranty. <b>Lease Rate: \$1,525.00 Per Month, Modified Gross</b> <b>Sale Price: \$163,000.00 (\$40.00 Per Sq. Ft.)</b>
<b>NEW LISTING</b>	

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



# Industrial

4,000± Sq. Ft.

## 426 AXMINISTER

Approximately 4,000± Sq. Ft. of Newer Construction Office/Warehouse. The Space has 16' – 18' Clear Ceiling Heights. Dock and Drive-In Loading. The Price Includes up to 20% Office Build-Out to Meet the Tenants Needs.

**Lease Rate: ~~\$8.50 Per Sq. Ft., Modified Gross~~**

**Reduced Rate: \$7.25 Per Sq. Ft., Modified Gross**

(JOHN R. HOOFMAN JR.)

3,800± Sq. Ft.

## 5710 NORTH BROADWAY

Auto Service Building on North Broadway with I-70 Frontage Between Adelaide Avenue & Carrie. Twelve (12) Car Parking in Rear of the Building. Drive-Through Building with 14' Doors.

**REDUCED PRICE**

**MAKE OFFER**

**Sale Price: ~~\$195,000.00 (\$57.35 Per Sq. Ft.)~~**

**Reduced Price: \$160,000.00 (\$41.93 Per Sq. Ft.)**

(BRIAN O'CONNELL)

3,692± Sq. Ft.

## 8512 WATSON

Five (5) Auto Service Bays, Office Area, and Store Room. Located on Watson Road Near Elm/South Rock Hill Road.

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

(SCOTT E. MARTIN)

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**

(SCOTT E. MARTIN)

3,400± to  
6,400± Sq. Ft.

## 4916 SHAW AVENUE

Great "On The Hill" Location. Renovated in 2008. 3,400± Sq. Ft. Office with a 3,000± Sq. Ft. Clean Warehouse, Five (5) Offices, Two (2) Conference Rooms and Break Room.

**Lease Rate: 3,400± Sq. Ft. Front Office for \$1,950.00 Per Month, Modified Gross**

**6,400± Sq. Ft Office Warehouse for \$3,500.00 Per Month, Modified Gross**

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

(A. WILLIAM ASCHINGER)

3,317± Sq. Ft.

## 9425 DIELMAN ROCK ISLAND INDUSTRIAL

3,317 Square Feet Available Office/Warehouse. Each Bay has 1 – 12' Drive-In Door with 18' Warehouse Ceilings, Great Mid-County Building Located Between Olive and Page, Just West of I-170, New Office Finish, **New Ownership**. Perfect for Contractors, or Service Companies.

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

(PATRICK T. MCKAY)

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.

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

(SCOTT E. MARTIN)

3,000± Sq. Ft.

## 5381 ARSENAL

Fully Leased Commercial Kitchen Building (Lease Expires 8/31/2012). Some Kitchen Equipment Included in Sale. Five (5) Parking Spaces Behind the Building.

"Can be Purchased with 5385 Arsenal and Additional Parking Lot for \$330,000.00 (5385 Arsenal is an Office Building Available Separately for \$110,000.00)".

**Sale Price: \$235,000.00 (\$78.33 Per Sq. Ft.)**

(PETER NEWTON/BRIAN O'CONNELL)

3,000± Sq. Ft.

## 1807 JEFFCO ARNOLD, MO

Great Retail/Office Space With 1,000± Square Foot Of Warehouse Space In Rear.

**Lease Rate: \$2,000.00 Per Month, Modified Gross**

**LEASED**

(A. WILLIAM ASCHINGER)

## Industrial

2,704± Sq. Ft. to  
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)

2,600± Sq. Ft.

### 844 S. HARRISON

Rare Kirkwood Oppprtunity. 1,846 Sq. Ft. Clean Warehouse With Drive-In Door.

Great For Contractor Or Toy Garage For Local Resident.

**Sale Price: \$195,000.00**

**REDUCED PRICE  
SOLD**

(A. WILLIAM ASCHINGER)

2,400± Sq. Ft.

### 10951 LIN VALLE DRIVE

An Approximately 2,400± Sq. Ft. Contractor's Building Situated on 1.5± Acres. The Building Has One (1) Drive-In Door and a Large Paved Parking Lot/Yard.

**Lease Rate: \$1900.00 Per Month**

**NEW LISTING**

(JOHN R. HOOFMAN)

2,400± Sq. Ft. to  
14,7876± Sq. Ft

### 7570-7580 WATSON ROAD

14,876± Sq. Ft. Multi-Tenant Retail / Service Center Building. Great Opportunity for User/Investor. Prime South County Location Across From Kenrick Plaza, Attractive Masonry Building with Excellent Visibility, Strong Demographics, Monument And Building, Signage Available. .57±Acre Site Providing Ample Parking, Dock-High Loading, 2,400 – 7,500 Available for Lease.

**Lease Rate: \$9.75 Per Sq. Ft., Modified Gross**

**Sale Price: \$1,375,000.00 (\$92.43 Per Sq. Ft.)**

(DANIEL W. JOHNSON)

2,250± Sq. Ft. to  
1,125± Sq. Ft.

### 3935-3939 DALTON INDUSTRIAL COURT

2,250 Sq. Ft. Office Warehouse with Two (2) Docks and Two (2) Drive-Ins. Small Office. Divisible. Six (6) Acres Available For Outside Storage. Ideal Contractor Space

**Lease Rate: \$1,600.00 Per Month, Modified Gross**

(JAMES NEWMAN)

2,245± Sq. Ft. to  
1,122± Sq. Ft.

### 8615-8617 MANCHESTER ROAD

Two (2) 1,125± Sq. Ft. Office/Retail/Bays Perfect for a Small Business.

**Lease Rate: 1,245± Sq. Ft. \$2,245.00 Per Month**

**Lease Rate: 1,122± Sq. Ft. \$1,125.00 Per Month**

(A. WILLIAM ASCHINGER)

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: \$9.25 Per Sq. Ft., Modified Gross**

(DANIEL W. JOHNSON)

2,000± Sq. Ft.

### 148 C CHESTERFIELD INDUSTRIAL BOULEVARD

2,000± Sq. Ft. Office/Warehouse with 1,360± Sq. Ft. Office, One (1) Dock , 14' Clear Ceilings Sub-Lease Thru October 2010

**Lease Rate: \$10.75 Per Sq. Ft., Modified Gross**

(JEFFREY J. ALTVATER)

2,000± Sq. Ft.

### 7552 WATSON ROAD

12' Clear Ceiling Height, 3-Phase Power, Dock Door.

**Lease Rate: \$1,160.00 Per Month, Modified Gross**

**LEASED**

(JAMES NEWMAN)

## Industrial

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1,800± Sq. Ft.

### 3551 BENT STREET

A Freestanding Contractor's Building or Workshop. Building is 1,800± Sq. Ft. with a Drive-In Door, Office Area, Restroom, Floor Drains and 3-Phase Electric. Property has a Fenced & Gated Lot. Located in a Great South City Location Down the Street From The Guarantee Electric Campus. Zoned "J" Industrial. The Concrete Block Construction Building was Built in 1947.

**Sale Price: \$145,000.00 (\$80.55 Per Sq. Ft.)**

*(PATRICK T. MCKAY)*

1,352± Sq. Ft. to  
2,704± 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)*

1,169± Sq. Ft.

### 525 MAE COURT

This Small Service Center can be Finished to Suit your Client's Needs.  
It's Ideal for a Small Office User.

**Lease Rate: \$10.00 Per Sq. Ft., NNN**

*(PETER NEWTON)*

1,125± Sq. Ft. to  
2,250± Sq. Ft.

### 3935-3939 DALTON INDUSTRIAL COURT

2,250 Sq. Ft. Office Warehouse with Two (2) Docks and Two (2) Drive-Ins. Small Office. Divisible. Six (6) Acres Available For Outside Storage. Ideal Contractor Space.

**Lease Rate: \$1,600.00 Per Month, Modified Gross**

*(JAMES NEWMAN)*

1,122± Sq. Ft. to  
2,245± Sq. Ft.

### 8615-8617 MANCHESTER ROAD

Two (2) 1,125± Sq. Ft. Office/Retail/Bays Perfect for a Small Business.

**Lease Rate: 1,245± Sq. Ft. \$2,245.00 Per Month**

**Lease Rate: 1,122± Sq. Ft. \$1,125.00 Per Month**

*(A. WILLIAM ASCHINGER)*

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**

*(PATRICK T. MCKAY)*

**"MAKE OFFER"**

## Office

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)

50,000± Sq. Ft. to  
25,000± Sq. Ft. to  
10,000± Sq. Ft.

### 10413-10415 ST. CHARLES ROCK ROAD. ST.ANN, MO

**Big Box Retail, Office/Flex or Office/Warehouse use Permitted.**

Better Known as the "Big Lots Center" this Freestanding Building Can Accommodate any of these Above Businesses. The Center is Anchored by Big Lots who Pays \$106,250.00 Per Year Plus a Prorated Maintenance Fee. **There is up to 25,000± Sq. Ft. Available for a User/Tenant or Investor.** The Available Space has Two (2) Entrances to Provide for Multi-Tenant use. The Space Offers a 22'± Ceiling, One (1) Oversized Drive-In Door, Two (2) Truck High Docks, A Wet Sprinkler System and 100% Air Conditioning.

**Ownership  
with Income**

**REDUCED**

**Lease Rate: \$4.25 Per Sq. Ft., NNN Reduced Rate: \$3.95 Per Sq. Ft., Gross (25,000± Sq. Ft. Lease Rate)**

**MAKE OFFER**

**Sale Price: \$1,495,000.00 (~~\$29.90 Per Sq. Ft.~~)**

**Reduced Price: \$1,295,000.00 (\$25.90 Per Sq. Ft.)**

(FRANK L. YOCUM/PETER PFEIFER/JOHN H. SHEPLEY))

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**

**BACK ON MARKET**

**PRICE REDUCED!**

**Sale Price: \$995,000.00 (~~\$24.26 Per Sq. Ft.~~)**

**Reduced Price: \$800,000.00**

(FRANK L. YOCUM/PETER NEWTON)

35,000± Sq. Ft.

### 9383-9387 DIELMAN INDUSTRIAL DIRVE

Modern Office/Warehouse/Distribution Facility, Attractive Brick Facade, Currently 30% Leased. Available Space Consists of 85,000± Sq. Ft. with 35,000± Sq. Ft. of Updated Office Area and 16' Clear Clean Warehouse with Heavy Power & Six (6) Truck Docks. Additional 40,000± 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 85,000± Sq. Ft. Area \$5.95 Per Sq. Ft., NNN**

**Lease Rate: for 40,000± Sq. Ft. Area \$4.75 Per Sq. Ft., NNN**

**Sale Price: \$8,950,000.00**

(HAL C. BALL)

26,748± Sq. Ft.

### 2211 CLARKSON ROAD

A 26,748± Sq. Ft. Professional Building Situated at the Intersection of Clarkson & Wilson Roads. 15 Year Old Building Shows Brand New and has 105± Parking. 28,000± Vehicles Per Day on Clarkson Road, Near Wilson.

**Sale Price: \$5,229,000.00 (\$195.49 Per Sq. Ft.)**

(PETER A. PFEIFER)

# Office

25,000± Sq. Ft. to  
50,000± Sq. Ft. to  
10,000± Sq. Ft.

**Ownership  
with Income**

**REDUCED**

**MAKE OFFER**

## **10413-10415 ST. CHARLES ROCK ROAD. ST.ANN, MO**

**Big Box Retail, Office/Flex or Office/Warehouse use Permitted.**

Better Known as the "Big Lots Center" this Freestanding Building Can Accommodate any of these Above Businesses. The Center is Anchored by Big Lots who Pays \$106,250.00 Per Year Plus a Prorated Maintenance Fee. **There is up to 25,000± Sq. Ft. Available for a User/Tenant or Investor.** The Available Space has Two (2) Entrances to Provide for Multi-Tenant use. The Space Offers a 22'± Ceiling, One (1) Oversized Drive-In Door, Two (2) Truck High Docks, A Wet Sprinkler System and 100% Air Conditioning.

**Lease Rate: \$4.25 Per Sq. Ft., NNN Reduced Rate: \$3.95 Per Sq. Ft., Gross (25,000± Sq. Ft. Lease Rate)**

**Sale Price: \$1,495,000.00 (~~\$29.90 Per Sq. Ft.~~)**

**Reduced Price: \$1,295,000.00 (\$25.90 Per Sq. Ft.)**

*(FRANK L. YOCUM/PETER PFEIFER/JOHN H. SHEPLEY)*

24,900± Sq. Ft. to  
2,000± Sq. Ft.

**4% COMMISSION  
TO PROCURING  
BROKER**

## **1430 OLIVE STREET**

2,000± Sq. Ft. to 24,900± 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. First Floor Space.

**Lease Rate: \$11.95 Per Sq. Ft.**

*(H. MEADE SUMMERS, III OWNER-BROKER)*

24,319± Sq. Ft. to  
504± Sq. Ft.

**OWNERSHIP WITH  
INCOME**

**"STEAL"**

## **12154-12190 NATURAL BRIDGE, BRIDGETON, MO**

**High Finish Office Space** Renovated Office Center Available for Sale or Lease. 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.

**Ideal for Owner/User with up to 7,000 Sq. Ft. of Available Space.**

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

**Sale Price: \$1,995,000.00 (Only \$82.03 Per Sq. Ft.!)**

*(FRANK L. YOCUM)*

24,000± Sq. Ft.

**PRICE REDUCED**

**\$25,000.00 CREDIT  
TO PURCHASER  
TOWARD  
RENOVATION**

## **4601 MORGANFORD ROAD (BEVO MILL AREA) SOUTH ST. LOUIS CITY**

Neighborhood Landmark Church was Built in 1925. Located at the Southwest Corner of Morganford Road and Neosho Street, Just Six (6) Blocks South of Chippewa Avenue & just North of Gravois Road & The Famous Bevo Mill Restaurant. The Masonry Structure Offers A Sanctuary Which Seats Approximately 250± People, a Gymnasium of Approximately 3,000± Sq. Ft. Across From a Kitchen/Multi-Purpose Room for Dining & Numerous Offices & Classrooms In the Balance of the Space. There Are Seven (7) Restroom Areas & A Small Elevator to Accommodate the public. There are about Twenty Two (22) Parking Spaces on Site Plus Free Parking on Both Morganford and Neosho Street. The Location has A Bus Stop In Front of The Church to Facilitate Transportation. Ideal Uses Include Religious or Not-for-Profit Organization. School, Theater or Community Center. Sale Price has Been Reduced From \$550,000.00 to

**Sale Price: ~~\$550,000.00~~ Price Reduced: \$279,000.00**

*(FRANK L. YOCUM/PETER NEWTON)*

23,300± Sq. Ft.

## **6305 NATURAL BRIDGE**

23,300± Sq. Ft. Property. Warehouse has 16' High Ceilings and a Drive-In. Great Visibility from Natural Bridge with a Large Parking Lot. Ideal for Retail with Storage.

**For Sale: \$75,000.00 (\$3.20 Per Sq. Ft.)**

*(JOHN R. HOOFMAN/POWELL KALISH)*

22,500± Sq. Ft. to  
15,000± Sq. Ft.

**5% COMMISSION  
TO PROCURING  
BROKER**

## **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. Being Restored, New Street and New Restaurants and Bars.

Building Under Historic Tax Credit Rehab. Will Build to Suit.

**Lease Rate: \$11.95 Per Sq. Ft. Full Service, Excluding Janitorial**

*(H. MEADE SUMMERS, III - OWNER/BROKER)*

# Office

20,000± Sq. Ft.

## 2428 WOODSON ROAD

20,000± Sq. Ft. Attractive Two (2) Story Masonry Building Located in the Heart of Overland, Missouri. Functional Medical/Office Build Out with Approximately 1,000± Sq. Ft. of Retail, Elevator Served, Lower Level Storage, Excellent Surface Parking, Exterior Building Signage, Conveniently Located with Easy Access to Page Avenue and I-170

**\* Price Reduced**

**Sale Price: ~~\$795,000.00~~ (~~\$39.75 Per Sq. Ft.~~)**

**Reduced Sale Price \$595,000.00 (\$29.75 Per Sq. Ft.)**

(DANIEL W. JOHNSON)

15,000± Sq. Ft. to  
22,500± 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. Being Restored, New Street and New Restaurants and Bars.

**5% COMMISSION  
TO PROCURING  
BROKER**

Building Under Historic Tax Credit Rehab. Will Build to Suit.

**Lease Rate: \$11.95 Per Sq. Ft. Full Service, Excluding Janitorial**

(H. MEADE SUMMERS, III - OWNER/BROKER)

15,000± Sq. Ft.

## 6942 LANSLOWNE

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.

**MAKE OFFER**

**Sale Price: \$595,000.00**

(PETER NEWTOWN/PETER A. PFEIFER)

13,500± Sq. Ft.

## 1424 WASHINGTON

Three Story "Loft/Retail" Building Located at 14<sup>th</sup> and Washington. 4,500 Sq. Ft. Floor Plates, Full Basement, Fully Sprinklered, Federal and State Historic Tax Credits Available, Fantastic Re-Development Opportunity.

**BACK ON MARKET**

**Sale Price: ~~\$875,000.00~~**

**Reduced Price: \$695,000.00**

**PRICE REDUCED**

(PATRICK T. MCKAY)

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**

(SCOTT E. MARTIN)

12,000± 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.

**90% LEASED**

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

**Full 4%  
Commission to  
Procuring Brokers  
And a FREE TRIP  
TO LONDON For  
Deal Over**

**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.**

**2,500 Sq. Ft.**

(H. MEADE SUMMERS, III OWNER-BROKER)

11,000± Sq. Ft. to  
1,500± Sq. Ft.

## 2901 DOUGHERTY FERRY

Need Medical Tenants In New Medical/Retail Building. Looking For Orthodontist, Endodontist, Peridontist, Etc. to Join Dentist Dr. Emery this Ideal Location He Moved From Downtown Kirkwood, He Did Not Lose any Patients and Has Seen an 45% Increase In New Patients. Grey Box Finish to Allow Medical/Users to Layout Space.

**Lease Rate: \$22.00 Per Sq. Ft., NNN**

(A. WILLIAM ASCHINGER)

# Office

10,000± Sq. Ft.

## 1430 OLIVE STREET

2,000± Sq. Ft. to 24,900± 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. First Floor Space.

**Lease Rate: \$11.95 Per Sq. Ft.**

*(H. MEADE SUMMERS, III OWNER-BROKER)*

**4% COMMISSION  
TO PROCURING  
BROKER**

10,000± Sq. Ft. to  
25,000± Sq. Ft. to  
50,000± Sq. Ft.

## 10413-10415 ST. CHARLES ROCK ROAD. ST.ANN, MO

**Big Box Retail, Office/Flex or Office/Warehouse use Permitted.**

Better Known as the "Big Lots Center" this Freestanding Building Can Accommodate any of these Above Businesses. The Center is Anchored by Big Lots who Pays \$106,250.00 Per Year Plus a Prorated Maintenance Fee. **There is up to 25,000± Sq. Ft. Available for a User/Tenant or Investor.** The Available Space has Two (2) Entrances to Provide for Multi-Tenant use. The Space Offers a 22'± Ceiling, One (1) Oversized Drive-In Door, Two (2) Truck High Docks, A Wet Sprinkler System and 100% Air Conditioning.

**Lease Rate: ~~\$4.25 Per Sq. Ft.~~, NNN Reduced Rate: \$3.95 Per Sq. Ft., Gross (25,000± Sq. Ft. Lease Rate)**

**Sale Price: ~~\$1,495,000.00 (\$29.90 Per Sq. Ft.)~~**

**Reduced Price: \$1,295,000.00 (\$25.90 Per Sq. Ft.)**

*(FRANK L. YOCUM/PETER PFEIFER/JOHN H. SHEPLEY)*

**Ownership  
with Income**

**REDUCED**

**MAKE OFFER**

10,000± 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

**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, III OWNER-BROKER)*

**90% LEASED**

**Full 4%  
Commission to  
Procuring Brokers  
And a FREE TRIP  
TO LONDON For  
Deal Over**

**2,500 Sq. Ft.**

9,000± Sq. Ft. to  
4,500± Sq. Ft.

## 1300 SOUTH 3<sup>RD</sup> STREET

4,500± - 9,000± Sq. Ft. Second Floor Office Space with Great Glass - Line- New Finishes – High Quality – Open Floor Plan, Offices Built to Suit. All New H.V.A.C. Systems. Private Fenced Parking Lot. Located Between Downtown And Souldard. Walk to Restaurants, Ball Park, and Downtown. One Block from I-70, I-55 & I-44 Great Highway Access.

**Lease Rate: \$8.50 Per Sq. Ft.**

*(PATRICK T. MCKAY)*

9,000± Sq. Ft.

## 3456 JAMIESON AVENUE

Built in 1925 this 7,000 ± Sq. Ft. Church with a 200 Seat Chapel, Administrative Offices, Community Spaces, & Kitchen. Includes a 2,000± Sq. Ft. Residence in the Sale Located just Two (2) Blocks from Lindenwood Park.

**Sale Price: ~~\$545,000.00~~**

**Reduced Price: \$325,000.00**

*(PETER A. PFEIFER / POWELL KALISH)*

**Make Offer**

8,300± Sq. Ft. to  
2,400± 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)*

8,190± Sq. Ft.

## 3400 NORTH KINGSHIGHWAY

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

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

**PAGE**

## Office

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

*(H. MEADE SUMMERS, III/JAMES NEWMAN)*

8,000± 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. Owner Will Consider A Sale.

**POSSIBLE SALE**

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

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

*(FRANK L. YOCUM)*

7,980± Sq. Ft. to  
3,300± Sq. Ft.

**143 & 147 EAST GRAND**

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. Being Restored, New Street and New Restaurants and Bars.

**5% COMMISSION  
TO PROCURING  
BROKER**

Building Under Historic Tax Credit Rehab. Will Build to Suit.

**Lease Rate: \$11.95 Per Sq. Ft. Full Service, Excluding Janitorial**

*(H. MEADE SUMMERS, III - OWNER/BROKER)*

7,000± Sq. Ft. to  
504± Sq. Ft.

**12154-12190 NATURAL BRIDGE, BRIDGETON, MO**

**High Finish** Administrative Offices Situated in Recently Renovated Office Complex. 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.

**OWNERSHIP WITH  
INCOME**

**"STEAL"**

**Ideal for Owner Occupied/Investment Property.**

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

**Sale Price: \$1,995,000.00 for 24,319 Sq. Ft. Office Center (\$82.03 Per Sq. Ft.)**

*(FRANK*

*L. YOCUM)*

6,885± Sq. Ft.

**1720 DELMAR**

Hard To Find, Small Freestanding 6,885± Sq. Ft. Office/Warehouse Building Located in Downtown "Loft District". Built in 1946. 1,000± Sq. Ft. Office Finish With Reception Area, Several Private Offices, Conference Room, Tiled Floors, Warehouse Has One (1) Drive-In Door and One (1) Van High Loading Door, Heavy 3-Phase Electric, Building is 100% Air Conditioned With All New H.V.A.C. Systems, Excellent For Car Collector, Contractor, Conversion to "Creative Space" For Ad Agency's Marketing Firms, etc.

**NEW LISTING**

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

*(PATRICK T. MCKAY)*

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)**

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.

**End Cap Available**

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

*(FRANK L.*

*YOCUM)*

6,500± Sq. Ft.

**2300 BALL DRIVE**

Last Available Space in a New 45,000 Sq. Ft. Flex Center in the Heart of Westport, Located in Duke Properties Prestigious Lakeside Crossing Development. Adjacent to Girl Scout

**100% A/C**

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

**PAGE**

## Office

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**PRICE REDUCED** Communications and Cricket HQ. Drive-In Door  
**By 40% TO MOVE** Price Includes 90% Office Finish, Divisible to 8,000 Sq. Ft.,  
**QUICKLY** **Lease Rate: ~~\$11.95 Per Sq. Ft., NNN~~**  
**Reduced Rate: \$7.95 Per Sq. Ft., NNN** *(HAL C. BALL/POWELL KALISH)*

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## Office

6,400± to  
3,400± Sq. Ft.

### 4916 SHAW AVENUE

Great "On The Hill" Location. Renovated in 2008. 3,400± Sq. Ft. Office with a 3,000± Sq. Ft. Clean Warehouse, Five (5) Offices, Two (2) Conference Rooms and Break Room.  
**Lease Rate: 6,400± Sq. Ft Office Warehouse for \$3,500.00 Per Month, Modified Gross**  
**3,400± Sq. Ft. Front Office for \$1,950.00 Per Month, Modified Gross**  
**Sale Price: \$349,000.00**

(A. WILLIAM ASCHINGER)

6,300± Sq. Ft.

### 7925 FORSYTH

Approximately 6,300± Sq. Ft. Office Space Located in Clayton at Forsyth and Meramec, Across from the County Government Center. Private Offices and Conference Room. Restroom Within Suite. Parking Available in the Rear. Possibility for some Storage on Lower Level.  
**Lease Rate: \$12.00 Per Sq. Ft., Modified Gross**

(PETER NEWTON/BRIAN O'CONNELL)

6,200± Sq. Ft.

### 2151 JANUARY AVENUE ("ON THE HILL")

**NEW PRICE  
NEW CARPET  
NEW PAINT**

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: \$8.50 Per Sq. Ft., Modified Gross**  
**Sale Price: \$495,000.00**  
**Reduced Price: \$445,000.00**

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

6,143± Sq. Ft.

### 800 SOUTH VANDEVENTER

6,143± Sq. Ft. of Plug and Play Call Center Space. Six (6) Private Offices, Conference Room, Kitchen and Thirty Two (32) Cubicles Equipped with Phone System.  
**Lease Rate: \$12.00 Per Sq. Ft., Full Service**

(JEFFREY ALTVATER)

6,000± Sq. Ft.

### 300 NORTH TUCKER

**90% LEASED**

**Full 4%  
Commission to  
Procuring Brokers  
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  
**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, III OWNER-BROKER/PETER NEWTON)

6,000± Sq. Ft. to  
1,500± Sq. Ft.

### 16284 WESTWOODS BUSINESS PARK

Attractive, Full Masonry Office Building, First Floor Space, Functional Office Layout, Pella Operable Windows, Ample Surface Parking, Close Proximity to Banks, Shopping and Restaurants.  
**Lease Rate: \$12.00 Per Sq. Ft., Modified Gross**

(DANIEL W. JOHNSON)

5,500± Sq. Ft.

### 4512 WEST PINE

**LEASED**

Signature Office Building Located in the "Central West End" 5,500± Sq. Ft. Premier Office Space Featuring High Ceilings. Large Conference Room, Private Offices, Large Open Area for Cubicles, Beautiful Mill Work with Grand Staircase, Extensive Computer and Phone Wiring Throughout. New Private, Fenced Parking Lot Plus, Free On Street Parking. Historical Mansion with Complete Renovation in 2007. Walk to Restaurants, Hotels & Shopping. Perfect for Professional Firm Seeking High Quality "Image"  
**Lease Rate: \$13.95 Per Sq. Ft.**  
MCKAY)

(PATRICK T.

5,450± Sq. Ft. to  
4,306± Sq. Ft.

### 32 CLARKSON ROAD ELLISVILLE, MO

Former Jiffy Lube Facility with a Deli Tenant. Three (3) Automotive Bays with Office Totaling 4,306± Sq. Ft. plus a Lower Level. One (1) Retail/Restaurant Bay Leased Short Term ½ Acre Site

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PAGE

**Office**

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**Lease Rate: \$ 6,000.00 Per Month Modified Gross**  
**Sale Price: \$ 825,000.00**

*(A. WILLIAM ASCHINGER)*

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# Office

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5,026±Sq. Ft.  
or  
800± Sq. Ft. to  
776± 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)*

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5,000± Sq. Ft.

**4501 CHOUTEAU AVENUE**  
Corner Lot in the Shadows of the Barnes-Jewish Children's Washington University Medical  
Campus. 2,500± Sq. Ft. Office/Retail with an Additional 2,500± Sq. Ft. Warehouse.  
Flexible Building in a Developing Area.  
**Lease Rate: \$6.25 Per Sq. Ft., Modified Gross**  
**Sale Price: \$305,000.00**  
*(JEFFREY J. ALTVATER / PETER A. PFEIFER)*

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5,000± Sq. Ft.

**5735 FEE FEE**  
5,000 Sq. Ft. Service Center, 50% Office, One (1) Dock Door, Clean Space.  
**Lease Rate: ~~\$3,000.00 Per Month Modified Gross~~**  
**Reduced Price: \$2,500.00 Per Month Modified Gross**  
*(JAMES NEWMAN)*

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5,000± 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.  
**Lease Rate: ~~\$14.00 Per Sq. Ft., Full Service~~ \$10.00 Per Sq. Ft., Full Service**  
*(JEFFREY J. ALTVATER)*

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5,000± Sq. Ft

**FULL 4%  
COMMISSION TO  
PROCURING  
BROKER PLUS  
BROKERS BONUS**

**2320 MARCONI AVENUE**  
Attractive Brick Building Located on **The Hill**, Completely Renovated in 1997, Flexible Open Floor  
Plan, Extensive Glass Line, 30 Car Parking Spaces, Exterior Signage Available,  
Convenient to Highway 44 and Highway 40.  
**Lease Rate: \$7.95 Per Sq. Ft. , Modified Gross**  
*(DANIEL W. JOHNSON)*

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5,000± Sq. Ft. to  
350,000±Sq. Ft.

**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.  
**Lease Rate: \$1.95 - \$2.75 Per Sq. Ft., Modified Gross**  
*(JOHN H. SHEPLEY)*

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5,000± Sq. Ft.

**2815 OLIVE**  
Single Story Stand Alone 5,000± Sq. Ft. Office Building Fronting Olive. Close Proximity to the  
Central Business District and Easy Access to All Highways. Five (5) Car Parking  
Spaces in the Rear of the Building with 20 More Spaces Available for Lease on Adjacent Lot.  
**Sale Price: \$250,000.00**  
*(PETER A. PFEIFER)*

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5,000± Sq. Ft.

**1425 STRASSNER DRIVE**  
50/50 Office Warehouse. One (1) Dock Door, 19' Ceiling Heights. Central Location.  
End Cap Space with Good Exposure.  
**Lease Rate: \$6.95 Per Sq. Ft., Modified Gross**  
*(JAMES NEWMAN)*

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4,600± Sq. Ft.

**4545 OLEATHA, SUITE 100**  
Class "A" Finish First Floor Office. Free 25± Car Parking, Use of Large 40 Person Meeting Room  
Available at No Extra Charge.  
**Lease Rate: \$12.00 Per Sq. Ft.**  
*(JEFFREY ALTVATER)*

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## Office

4,500± Sq. Ft. to 9,000± Sq. Ft.	<b><u>1300 SOUTH 3<sup>RD</sup> STREET</u></b> 4,500± - 9,000± Sq. Ft. Second Floor Office Space with Great Glass - Line- New Finishes – High Quality – Open Floor Plan, Offices Built to Suit. All New H.V.A.C. Systems. Private Fenced Parking Lot. Located Between Downtown And Soulard. Walk to Restaurants, Ball Park, and Downtown. One Block from I-70, I-55 & I-44 Great Highway Access. <b>Lease Rate: \$8.50 Per Sq. Ft.</b> <i>(PATRICK T. MCKAY)</i>
4,380± Sq. Ft.	<b><u>520 CENTER STREET</u></b> Nice Small Medical Office Building in Downtown Fenton. Three (3) Long Term Tenants in Place. Small Back Office Available to Investor. <b>Sale Price: \$695,000.00</b> <i>(A. WILLIAM ASCHINGER)</i>
4,306± Sq. Ft. to 5,450± Sq. Ft.	<b><u>32 CLARKSON ROAD ELLISVILLE, MO</u></b> Former Jiffy Lube Facility with a Deli Tenant. Three (3) Automotive Bays with Office Totaling 4,306± Sq. Ft. plus a Lower Level. One (1) Retail/Restaurant Bay Leased Short Term ½ Acre Site <b>Lease Rate: \$ 6,000.00 Per Month Modified Gross</b> <b>Sale Price: \$ 825,000.00</b> <i>(A. WILLIAM ASCHINGER)</i>
4,200± Sq. Ft.	<b><u>2818 SUTTON</u></b> Former Harper Pharmacy Built around 1927. This Property is Ready for Your ideas Plans and Possible Historic Renovation. Close-In Mid-County Location In A Maturing Arts & Dining Neighborhood. Occupy One (1) or Two (2) Stories and Take Pride in a unique Property with History & Access to Amenities. <b>Lease Rate: \$35,000.00 Per Year, Gross</b> <b>Sale Price: \$399,500.00</b> <i>(PETER A. PFEIFER)</i>
41,700± Sq. Ft. <b>NEW LISTING</b>	<b><u>9800 PAGE AVENUE</u></b> Located At The Intersection Of Page Avenue & Dielman. This 41,770± Sq. Ft. Is Easily Found With Great Access To Westport, Clayton and The Airport. Properties On Either Side Are Also For Sale Allowing For a 3.68± Acre Track Of Land With Over 75,000± Sq. Ft. Of Buildings. <b>Sale Price: \$2,000,000.00</b> <i>(PETER A. PFEIFER)</i>
4,174± Sq. Ft. to 2,050± Sq. Ft. <b>SOLD</b>	<b><u>3520 HAMPTON AVENUE</u></b> A Single Masonry 4,100± Sq. Ft. Office/Retail, Fully Sprinklered Building with Attached One (1) Car Garage. Parking in the Rear. Easy Access to Highway 44. <b>Lease Rate: \$8.50 Per Sq. Ft.</b> <b>Sale Price: \$240,000.00 (\$57.50 Per Sq. Ft.)</b> <i>(JEFFREY J. ALTVATER/POWELL KALISH)</i>
4,100± Sq. Ft. to 2,050± Sq. Ft. <b>Make Offer</b>	<b><u>8671 OLIVE BOULEVARD (IN SECLUDED COURTYARD)</u></b> Renovated In 2006. 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. <b>Lease Rate: \$11.95 per Sq. Ft., Modified Gross</b> <i>(JOHN H. SHEPLEY)</i>
4,000± Sq. Ft. <b>FREESTANDING BUILDING</b> <b>NEW LISTING</b>	<b><u>10890 LINCOLN TRAIL ;FARVIEW HEIGHTS, ILLIONIS</u></b> Former Cingular Wireless Store Consisting of 4,000± Sq Ft. Building, High Exposure, Masonry Building Located Cady-Corner from St. Clair Square Regional Mall. Situated at the Intersection of Route 50 and 159, the Property Offers Building and Pylon Signage, Turn Lane Access and Heavy Traffic with Visibility. Sub Lease Termination November 30, 2015. <b>Sublease Rate: \$14.95 Per Sq. Ft., NNN</b> <i>(BEN M. HILLIKER LICENSED IL. BROKER/FRANK L. YOCUM ASSISTANT MO BROKER)</i>
3,800± Sq. Ft.	<b><u>5615 PERSHING</u></b> Historic Continental Car Building, Office and Retail Suites Available, 100 Yards from Metro Link Station and Adjacent to Forest Park. Twenty-Six (26) Car Parking Lot on Site, Additional Spaces Available on Adjacent Lot. <b>Lease Rate: \$13.50 Per Sq. Ft., Modified Gross</b>

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PAGE



# Office

3,600± Sq. Ft. to  
1,800± Sq. Ft.

**PRICE REDUCED  
SOLD**

## 2330 HAMPTON

Possible Two (2) Tenant Building. Great Signage Exposure for Retail/Office or Showroom.  
**Lease Rate: \$17.00 - \$20.00 Per Sq. Ft., Modified Gross**  
**Sale Price: ~~\$345,000.00~~ \$295,000.00**

(A. WILLIAM ASCHINGER)

3,529± Sq. Ft.

**4% COMMISSION  
TO PROCURING  
BROKER**

## 6358 DELMAR

The Tivoli Building on the Loop. This 4<sup>th</sup> Floor Suite is a Rarity in a Tight Office Market. Close to Clayton with Ease of Access to Downtown too. More than Twelve (12) Windows on Delmar Connect this Top Floor to the Street. Creative/Professional/Convenient.  
**Lease Rate: \$16.50 Per Sq. Ft., NNN**

(PETER A. PFEIFER)

3,500± Sq. Ft. to  
7,500± Sq. Ft.

**5% COMMISSION  
TO PROCURING  
BROKER**

## 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 being Restored, New Street and New Restaurants and Bars. Building Under Historic Rehab Construction. Will Build to Suit.  
**Lease Rate: \$13.95 Per Sq. Ft. Full Service, Excluding Janitorial**

(H. MEADE SUMMERS, III - OWNER/BROKER)

3,480± Sq. Ft. to  
980± Sq. Ft.

## 7700 IVORY AVENUE

Second Floor Office Space Above Successful "Riverside Café" Historic appeal in Patch Neighborhood of South St. Louis City. New Casino Planned for Development in the Area. Flexible suite Sizes. Good Access to Interstate 55 via Loughborough Avenue.  
**Lease Rate: \$9.00 Per Sq. Ft.**

(PETER NEWTON/BRIAN O'CONNELL)

3,400± to  
6,400± Sq. Ft.

## 4916 SHAW AVENUE

Great "On The Hill" Location. Renovated in 2008. 3,400± Sq. Ft. Office with a 3,000± Sq. Ft. Clean Warehouse, Five (5) Offices, Two (2) Conference Rooms and Break Room.  
**Lease Rate: 6,400± Sq. Ft Office Warehouse for \$3,500.00 Per Month, Modified Gross**  
**3,400± Sq. Ft. Front Office for \$1,950.00 Per Month, Modified Gross**  
**Sale Price: \$349,000.00**

(A. WILLIAM ASCHINGER)

3,340± Sq. Ft.

**NEW LISTING**

## 9350 OLIVE BOULEVARD, OLIVETTE, MO

Freestanding Converted House to Office/Showroom Located just West of Interstate 170 (Interbelt) Between Price & Dielman Roads. The Building Offers a Reception/Waiting Area, Showroom, Kitchen, and Numerous Private Offices. The Lot is Zoned "H" Commercial and Consists of Approximately 0.62± Acres. The Lot is Large Enough for Either Building or Parking Lot Expansion. The Site Offers Easy Access to both the Interstate System and Clayton Via I-170.  
**Lease Rate: \$11.95 Per Sq. Ft., Modified Gross**  
**Sale Price: \$298,000.00**

(FRANK L. YOCUM)

3,329± Sq. Ft. to  
460± Sq. Ft.

## 408 NORTH EUCLID

Approximately 460± Sq. Ft to 3,329± Sq. Ft. Office Spaces Available in the Central West End Located at the Intersection of Euclid and McPherson. Elevator Served Building. Nicely Built Out.  
**Lease Rate: \$17.00 Per Sq. Ft., Full Service**

(PETER NEWTON/BRIAN O'CONNELL)

3,300± Sq. Ft. to  
7,980± Sq. Ft.

## 143 & 147 EAST GRAND

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)

3,300± Sq. Ft. to  
1,462± Sq. Ft.

**MAKE OFFER**

## 2901 UNION ROAD

Approximately 1,462± to 3,300± Sq. Ft. Office/Medical Space which has Heavy Parking and is Elevator Served.  
**Lease Rate: \$13.95 Per Sq. Ft., Modified Gross**  
**\$14.95 Per Sq. Ft., Modified Gross**

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

**PAGE**

# Office

(JEFFREY J. ALTVATER/JOHN R. HOOFMAN JR.)

3,200± Sq. Ft.

## 5017 GRAVOIS (HWY 30)

**MAKE OFFER**

A 3,200± Square Foot Former Gas & Convenience Store, Offered With 15± Car Parking, One Block From Bevo Mill On Gravois At Morganford. Retail Or Office Uses Allowable Deed Restrictions Limit A Few Uses.

**Lease Rate: \$10.00 per Sq. Ft. NNN**

(PETER A. PFEIFER)

3,200± Sq. Ft.

## 300 NORTH TUCKER

**90% LEASED**

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

**Full 4% Commission to Procuring Brokers And a FREE TRIP TO LONDON For Deal Over 2,500 Sq. Ft.**

**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, III OWNER-BROKER/PETER NEWTON)

3,104 ± Sq. Ft.

## 14012,14014 MANCHESTER ROAD

To 1,442± Sq. Ft.

Retail/Office Space On Manchester Road Near Weidman Road. (Between Highway 141 And I-270). High Traffic Location With Monument Signage.

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

(SCOTT E. MARTIN)

3,000± Sq. Ft. to

1,488± Sq. Ft.

**PRICE REDUCED**

**\$5,000.00**

**Broker Bonus**

**for A 5 year Deal**

## 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.

## 243 DUNN ROAD FLORISSANT, MO 63031

**NEW LISTING**

Good Medical Build Out With Private Offices and Open Areas. Two Restrooms Within Suite. Many Medical Businesses In Immediate Surrounding Area. Abundant Parking For Medical Use. Two (2) Covered Reserved Parking Spaces.

**Lease Rate: \$15.95 Per Sq. Ft., NNN**

(BRIAN O'CONNELL)

3,000± Sq. Ft. to

1,500± Sq. Ft.

## 333 & 337 NORTH EUCLID

Located in the Central West End Neighborhood. Approximately 1,500± Sq. Ft. 2<sup>nd</sup> Floor Office Spaces. Private Offices and Restroom.

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

(PETER NEWTON/BRIAN O'CONNELL)

3,000± Sq. Ft.

## 1807 JEFFCO ARNOLD, MO

**LEASED**

Great Retail/Office Space With 1,000± Square Foot Of Warehouse Space In Rear.

**Lease Rate: \$2,000.00 Per Month, Modified Gross**

(A. WILLIAM ASCHINGER)

3,000± Sq. Ft.

## 1101 LUCAS

Located in the "Heart of the Washington Avenue Loft District" This Second Floor "Creative Loft" Office Features a Reception Area, Five (5) Private Offices, Conference Room, Open "Workstation" Area, Kitchen, and Glass Office Partition Walls. This Second Floor Corner Suite has Awesome Glass Lines with Great Views. Exposed Brick and Wood Timbers, Walk to Restaurants, Convention Center and Dome.

**Lease Rate: \$12.00 Per Sq. Ft.**

(PATRICK T. MCKAY)

## Office

3,000± Sq. Ft. to  
8,000± 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. Owner Will Consider A Sale.

**POSSIBLE SALE**

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

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

(FRANK L. YOCUM)

2,856± Sq. Ft.

### 4065 SOUTH GRAND

Split Level Design, 2,856 Sq. Ft. Office-Retail Building Currently Has Five (5) Private Offices With Reception Area And Two (2) Large Conference Rooms. Partial Basement For Storage Built in 1940, Six (6) Car Parking Lot In Rear-On Street Free Parking. Former Mortgage Company And Tax Preparation Offices. Possible Two (2) Tenant Building.

**PRICE REDUCED!!**

**MAKE OFFER**

**Sale Price: ~~\$295,000.00~~ \$235,000.00**

(PATRICK T. MCKAY)

2,755± Sq. Ft.

### 11039 MANCHESTER KIRKWOOD, MO

Great Price for Manchester Retail Space With Corner Visibility. Next to Popular Neighborhood Hanlen's Fine Meats (Butcher Shop)

**NEW LISTING**

**Lease Rate: \$2,755 Per Month, Modified Gross**

(A. WILLIAM ASCHINGER)

2,500± Sq. Ft. to  
240± Sq. Ft.

### 7370 MANCHESTER ROAD

Attractive Building in a Prime Location in Maplewood at Manchester Road and Sutton Avenue. Free Parking in the Large Lot Behind the Building. Flexible Suite Sizes. Separate Entrance to Second Floor Offices. Excellent Window Lines

**Lease Rate: \$13.00 Per Sq. Ft., Modified Gross**

(PETER NEWTON/BRIAN O'CONNELL)

2,400± 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 than 8,000 Sq. Ft.~~**

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

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

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

(JEFFREY J. ALTVATER)

2,300± Sq. Ft. to  
587± Sq. Ft.

### 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.

**REDUCED RATE**

**Lease Rate: ~~\$18.50 Per Sq. Ft., Modified Gross~~**

**Reduced Rate: \$16.50 Sq. Ft., Modified Gross**

(JOHN R. HOOFMAN)

2,275± 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.

**Suite 2949:** 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.

**REDUCED PRICE**

**Lease Rate: ~~\$16.50 Per Sq. Ft., Modified Gross~~**

**Reduced Rate \$15.50 Per Sq. Ft., Modified Gross**

(FRANK L. YOCUM)

2,245± Sq. Ft. to  
1,122± Sq. Ft.

### 8615-8617 MANCHESTER ROAD

Two (2) 1,125± Sq. Ft. Office/Retail/Bays Perfect for a Small Business.

**Lease Rate: 1,245± Sq. Ft. \$2,245.00 Per Month**

**Lease Rate: 1,122± Sq. Ft. \$1,125.00 Per Month**

(A. WILLIAM ASCHINGER)

# Office

2,200± Sq. Ft. to  
1,100 Sq. Ft.

## 1450 PARKWAY WEST, FESTUS, MO

Approximately 2,200± Sq. Ft. of First Generation Space that is Elevator Served.  
Ample Parking and Convenient Highway 55 Access.

**Lease Rate: \$14.75 Per Sq. Ft.**

(JOHN R. HOOFFMAN JR.)

2,191± Sq. Ft.

## 11726 A ST. CHARLES ROCK ROAD

**End-Cap**

**Retail/Office End Cap with Street Exposure** Formally Occupied by Sprint. Located in a 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: \$12.00 Per Sq. Ft., NNN**

(FRANK L. YOCUM)

2,050± Sq. Ft. to  
4,174± Sq. Ft.

## 3520 HAMPTON AVENUE

A Single Masonry 4,100± Sq. Ft. Office/Retail, Fully Sprinklered Building with Attached One (1) Car Garage. Parking in the Rear. Easy Access to Highway 44.

**Lease Rate: \$8.50 Per Sq. Ft.**

**Sale Price: \$240,000.00 (\$57.50 Per Sq. Ft.)**

(JEFFREY ALTVATER/POWELL KALISH)

**SOLD**

2,050± Sq. Ft. to  
4,100± Sq. Ft.

## 8671 OLIVE BOULEVARD (IN SECLUDED COURTYARD)

Renovated In 2006. 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)

**Make Offer**

2,000± Sq. Ft.

## 14 A SOUTH EUCLID

Located in the Central West End. Approximately 2,000± Sq. Ft. Second Floor Office Space Available. Space Undergoing Restoration. White Box Condition for New Tenant.

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

(PETER NEWTON/BRIAN O'CONNELL)

2,000± Sq. Ft. to  
24,900± Sq. Ft.

## 1430 OLIVE STREET

2,000± Sq. Ft. to 24,900± 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. First Floor Space.

**Lease Rate: \$11.95 Per Sq. Ft.**

(H. MEADE SUMMERS, III OWNER-BROKER)

**4% COMMISSION  
TO PROCURING  
BROKER**

2,000± Sq. Ft. to  
10,000± 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

**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, III OWNER-BROKER)

**90% LEASED  
Full 4% Commission  
to Procuring  
Brokers  
And a FREE TRIP TO  
LONDON**

2,000± Sq. Ft.

## 7552 WATSON ROAD

12' Clear Ceiling Height, 3-Phase Power, Dock Door.

**Lease Rate: \$1,160.00 Per Month, Modified Gross**

(JAMES NEWMAN)

**LEASED**

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**

(FRANK L. YOCUM)

**SIGNAGE/  
STREET LEVEL**

# Office

1,650± Sq. Ft.

## 6345 CLAYTON ROAD

Great Home to Office Conversion. Ideal for a Small Law Firm, Architects, psychiatrists etc.

**Sale Price: \$435,000.00**

(A. WILLIAM ASCHINGER)

1,600± Sq. Ft.

## 5385 ARSENAL

South City Office Building. Parking Behind the Building with Access off Arsenal. Kitchenette with Two (2) Restrooms. "Can be Purchased with Additional Parking Lot and Fully Leased Kitchen Building, 5381 Arsenal, for \$330,000.00.(Kitchen Building Also for Sale at \$235,000.00)".

**Sale Price: \$110,000.00 (\$68.75 Per Sq. Ft.)**

(PETER NEWTON/BRIAN O'CONNELL)

1,600± Sq. Ft.

## 7115 N. HANLEY ROAD

1,600± Sq. Ft. Office Space with Good Visibility to North Hanley, Located Just South of Interstate 270. Private Bathroom within Suite.

HVAC Dedicated to Space. Two Private Offices, Reception Area, and Open Office Area.

**Lease Rate: \$9.75 Per Sq. Ft.**

(BRIAN O'CONNELL)

1,500± Sq. Ft. to  
11,000± Sq. Ft.

## 2901 DOUGHERTY FERRY

Need Medical Tenants In New Medical/Retail Building. Looking For Orthodontist, Endodontist, Peridontist, Etc. to Join Dentist Dr. Emery this Ideal Location He Moved From Downtown Kirkwood, He Did Not Lose any Patients and Has Seen an 45% Increase In New Patients. Grey Box Finish to Allow Medical/Users to Layout Space.

**Lease Rate: \$22.00 Per Sq. Ft., NNN**

(A. WILLIAM ASCHINGER)

1,500±Sq. Ft. to  
3,000±Sq. Ft.

## 333 & 337 NORTH EUCLID

Located in the Central West End Neighborhood. Approximately 1,500± Sq. Ft. 2<sup>nd</sup> Floor Office Spaces. Private Offices and Restroom.

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

(PETER NEWTON/BRIAN O'CONNELL)

1,500± Sq. Ft. to  
1,000± Sq. Ft.

## 4740 & 4746 MCPHERSON AVENUE

Office Spaces Available in the Central West End. Approximately 1,000± Sq. Ft. and 1,500± Sq. Ft. Available at the Intersection of McPherson & Euclid.

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

(PETER NEWTON/BRAIN O'CONNELL)

1,500± Sq. Ft. to  
6,000± Sq. Ft.

## 16284 WESTWOODS BUSINESS PARK

Attractive, Full Masonry Office Building, First Floor Space, Functional Office Layout, Pella Operable Windows, Ample Surface Parking, Close Proximity to Banks, Shopping and Restaurants.

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

(DANIEL W. JOHNSON)

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.**

**PRICE REDUCED  
\$5,000.00  
Broker Bonus  
for A 5 year Deal**

(PETER NEWTON)

1,462± Sq. Ft. to  
3,300± Sq. Ft.

## 2901 UNION ROAD

Approximately 1,462± to 3,300± Sq. Ft. Office/Medical Space which has Heavy Parking and is Elevator Served.

**Lease Rate: \$13.95 Per Sq. Ft., Modified Gross**

**\$14.95 Per Sq. Ft., Modified Gross**

**MAKE OFFER**

(JEFFREY J. ALTVATER/JOHN R. HOOFFMAN JR.)

1,442± Sq. Ft. to  
3,104± Sq. Ft.

## 14012,14014 MANCHESTER ROAD

Retail/Office Space On Manchester Road (Between Highway 141 And I-270). Next To A High Volume McDonald's.

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

(SCOTT E. MARTIN)

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

**PAGE**

## Office

1,409± Sq. Ft. <b>PRICE REDUCED</b>	<b>#11 THE PINES COURT</b> 1,409± Sq. Ft. Office Condo. Beautifully Renovated First Floor Unit with Finished Basement. Includes All Furnishings, Fixtures, Artwork, Phones and Security System. Ample Parking in a Great Office Complex. Owner Financing Available. <b>Sale Price: \$245,000.00</b> <i>(JAMES NEWMAN/POWELL KALISH)</i>
1,200± Sq. Ft. to 1,000± Sq. Ft.	<b>5201 &amp; 5207 WARREN ROAD IMPERIAL , MO 63052</b> 1,000± Sq. Ft. & 1,200± Sq. Ft. Office Retail Suites with Open Floor Plans <b>Lease Rate: (1,000 Sq. Ft) \$600.00 Per Month, Modified Gross</b> <b>Lease Rate: (1,200 Sq. Ft.) \$650.00 Per Month, Modified Gross</b> <i>(JAMES NEWMAN)</i>
1,197± Sq. Ft. To 937± Sq. Ft.	<b>6150 DELMAR 200 &amp; 220</b> Turnkey Professional Office Suites in The Loop. Be in the Loop be Close to Clayton and Close to Downtown, 2 <sup>nd</sup> Floor Suites in An All New (Five year Old) Building Enjoy Convenience of Shopping Dining Mass Transit & Entertainment. Make Your Office the Destination For Your Clients. <b>Lease Rate: \$17.00 Per Sq. Ft. , NNN</b> <i>(PETER A. PFEIFER)</i>
1,169± Sq. Ft.	<b>525 MAE COURT</b> This Small Service Center can be Finished to Suit your Client's Needs. It's Ideal for a Small Office User. <b>Lease Rate: \$10.00 Per Sq. Ft., NNN</b> <i>(PETER NEWTON)</i>
1,122± Sq. Ft. to 2,245± Sq. Ft.	<b>8615-8617 MANCHESTER ROAD</b> Two (2) 1,125± Sq. Ft. Office/Retail/Bays Perfect for a Small Business. <b>Lease Rate: 1,245± Sq. Ft. \$2,245.00 Per Month</b> <b>Lease Rate: 1,122± Sq. Ft. \$1,125.00 Per Month</b> <i>(A. WILLIAM ASCHINGER)</i>
1,120± Sq. Ft. <b>"MAKE OFFER"</b>	<b>2101 N. BROADWAY</b> 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. <b>For Sale: \$109,000.00</b> <i>(PATRICK T. MCKAY)</i>
1,100± Sq. Ft.	<b>7930 BIG BEND BOULEVARD</b> 1,100 Sq. Ft. Retail/Office. Rare Opportunity in Webster with Great Exposure. <b>Lease Rate: \$16.00 Per Sq. Ft., NNN</b> <i>(A. WILLIAM ASCHINGER)</i>
1,100± Sq. Ft. to 2,200± Sq. Ft.	<b>1450 PARKWAY WEST, FESTUS, MO</b> Approximately 2,200± Sq. Ft. of First Generation Space that is Elevator Served. Ample Parking and Convenient Highway 55 Access. <b>Lease Rate: \$14.75 Per Sq. Ft.</b> <i>(JOHN R. HOOFMAN JR.)</i>
1,100± Sq. Ft. to 6,600± Sq. Ft. <b>End Cap Available</b>	<b>11726 ST. CHARLES ROCK ROAD (ROCK ROAD PLAZA)</b> 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. <b>Lease Rate: \$9.50 Per Sq. Ft., NNN (Except End-Cap)</b> <i>(FRANK L. YOCUM)</i>
1,000±Sq. Ft. to 5,000± Sq. Ft. <b>PRICE REDUCED</b>	<b>3960 LINDELL</b> 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. <b>Lease Rate: <del>\$14.00 Per Sq. Ft.</del> \$10.00 Per Sq. Ft., Full Service</b> <i>(JEFFREY J. ALTVATER)</i>

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

PAGE

# Office

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1,000± Sq. Ft. to 1,500± Sq. Ft.	<b><u>4740 &amp; 4746 MCPHERSON AVENUE</u></b> Office Spaces Available in the Central West End. Approximately 1,000± Sq. Ft. and 1,500± Sq. Ft. Available at the Intersection of McPherson & Euclid. <b>Lease Rate: \$12.00 Per Sq. Ft., Modified Gross</b> <i>(PETER NEWTON/BRIAN O'CONNELL)</i>
1,000± Sq. Ft. on .26 Acre	<b><u>7241 ST. CHARLES ROCK ROAD</u></b> A .26± Acre Tract of Land Improved with A Single Story, Two (2) Bay Commercial Garage Fronting St. Charles Rock Road. Approximately 1,000± Sq. Ft. Potential for Retail or Office. <b>Sale Price: \$49,000.00</b> <i>(PETER A. PFEIFER)</i>
1,000± Sq. Ft. to 1,200± Sq. Ft.	<b><u>5201 &amp; 5207 WARREN ROAD IMPERIAL , MO 63052</u></b> 1,000± Sq. Ft. & 1,200± Sq. Ft. Office Retail Suites with Open Floor Plans <b>Lease Rate: (1,000 Sq. Ft) \$600.00 Per Month, Modified Gross</b> <b>Lease Rate: (1,200 Sq. Ft.) \$650.00 Per Month, Modified Gross</b> <i>(JAMES NEWMAN)</i>
980±Sq. Ft. to 3,480± Sq. Ft.	<b><u>7700 IVORY AVENUE</u></b> Second Floor Office Space Above Successful "Riverside Café" Historic appeal in Patch Neighborhood of South St. Louis City. New Casino Planned for Development in the Area. Flexible suite Sizes. Good Access to Interstate 55 via Loughborough Avenue. <b>Lease Rate: \$9.00 Per Sq. Ft.</b> <i>(PETER NEWTON/BRIAN O'CONNELL)</i>
960± Sq. Ft.  <b>MAKE OFFER</b>	<b><u>8027 CLAYTON ROAD</u></b> Small Stand Alone With Big Visibility. 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 <b>Lease Rate: \$2,500.00 Per Month NNN</b> <i>(PETER A. PFEIFER)</i>
937± Sq. Ft. To 1,197± Sq. Ft.	<b><u>6150 DELMAR 200 &amp; 220</u></b> Turnkey Professional Office Suites in The Loop. Be in the Loop be Close to Clayton and Close to Downtown, 2 <sup>nd</sup> Floor Suites in An All New (Five year Old) Building Enjoy Convenience of Shopping Dining Mass Transit & Entertainment. Make Your Office the Destination For Your Clients. <b>Lease Rate: \$17.00 Per Sq. Ft. , NNN</b> <i>(PETER A. PFEIFER)</i>
900± Sq. Ft. to 800± Sq. Ft.	<b><u>1837 LEMAY FERRY ROAD</u></b> Office Space with Two (2) Private Offices with Private Restrooms, A.D.A. (Possible) Lots of Windows, Marquis Signage Available, Ample Parking. <b>Lease Rate: \$12.00 Per Sq. Ft., Full Service</b> <i>(JOHN R. HOOFMAN/POWELL KALISH)</i>
800± Sq. Ft. to 776± Sq. Ft. or 5,026± Sq. Ft.	<b><u>2001 SOUTH HANLEY</u></b> 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. <b>Lease Rate: \$12.95 Per Sq. Ft., Modified Gross</b> <i>(JAMES NEWMAN/BEN M. HILLIKER)</i>
800± Sq. Ft. to 6,600± Sq. Ft.	<b><u>7477 DELMAR</u></b> Easy Access to Clayton. Located just East of Hanley. <b>Lease Rate: \$8.50-\$9.50 Per Sq. Ft., NNN</b> <i>(JEFFREY J. ALTVATER)</i>

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

# Office

587± Sq. Ft. to  
2,300± Sq. Ft.

## 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**

(JOHN R. HOOFMAN JR.)

504± Sq. Ft. to  
7,000± Sq. Ft.

## OWNERSHIP WITH INCOME

“STEAL”

### 12154-12190 NATURAL BRIDGE, BRIDGETON, MO

**High Finish Office Space** Renovated Office Center Available for Sale or Lease. 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.

**Ideal for Owner/User with up to 7,000 Sq. Ft. of Available Space.**

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

**Sale Price: \$1,995,000.00 (Only \$82.03 Per Sq. Ft.!)**

(FRANK L. YOCUM)

500± Sq. Ft.

## PRICE REDUCED!

## MAKE OFFER

### 4704 JAMIESON AVENUE at CHIPPEWA

A 500± Sq. Ft. Office or Retail Space, Open Floor Plan, Restroom, Off Street Parking.

**Lease Rate: ~~\$675.00 Per Month (\$16.20 Per Sq. Ft., Modified Gross)~~**

**Reduced Rate: \$575.00 Per Month, Modified Gross**

(JOHN H. SHEPLEY)

460± Sq. Ft. to  
3,329± Sq. Ft.

### 408 NORTH EUCLID

Approximately 460± Sq. Ft to 3,329± Sq. Ft. Office Spaces Available in the Central West End Located at the Intersection of Euclid and McPherson. Elevator Served Building. Nicely Built Out.

**Lease Rate: \$17.00 Per Sq. Ft., Full Service**

(PETER NEWTON/BRIAN O'CONNELL)

240± Sq. Ft. to  
2,500± Sq. Ft.

### 7370 MANCHESTER ROAD

Attractive Building in a Prime Location in Maplewood at Manchester Road and Sutton Avenue. Free Parking in the Large Lot Behind the Building. Flexible Suite Sizes.

Separate Entrance to Second Floor Offices. Excellent Window Lines

**Lease Rate: \$13.00 Per Sq. Ft., Modified Gross**

(PETER NEWTON/BRIAN O'CONNELL)

## Retail

243,936± Sq. Ft.

### 5275 HIGHWAY 47 WASHINGTON, MO 63090

5.6± Acres on Highway 47 with 596' of Frontage on Highway 47. Six (6) Metal Buildings Ranging in Size 1,104 Sq. Ft./ 1,500 Sq. Ft. with 3 -4 Drive-In Doors. 100% Leased Month to Month. Located Approximately 2 Miles West of Highway 100. Good Retail Development Site Between Washington and Union.

**Sale Price: \$762,300.00 (\$3.50) Per Sq. Ft. / Land**

(RICHARD P. ESSICK)

50,000± Sq. Ft. to  
25,000± Sq. Ft. to  
10,000± Sq. Ft.

### 10413-10415 ST. CHARLES ROCK ROAD. ST.ANN, MO

**Big Box Retail, Office/Flex or Office/Warehouse use Permitted.**

Better Known as the "Big Lots Center" this Freestanding Building Can Accommodate any of these Above Businesses. The Center is Anchored by Big Lots who Pays \$106,250.00 Per Year Plus a Prorated Maintenance Fee. **There is up to 25,000± Sq. Ft. Available for a User/Tenant or Investor.** The Available Space has Two (2) Entrances to Provide for Multi-Tenant use. The Space Offers a 22'± Ceiling, One (1) Oversized Drive-In Door, Two (2) Truck High Docks, A Wet Sprinkler System and 100% Air Conditioning.

**Ownership  
with Income**

**REDUCED**

**Lease Rate: ~~\$4.25 Per Sq. Ft.~~, NNN Reduced Rate: \$3.95 Per Sq. Ft., Gross (25,000± Sq. Ft. Lease Rate)**

**MAKE OFFER**

**Sale Price: ~~\$1,495,000.00 (\$29.90 Per Sq. Ft.)~~**

**Reduced Price: \$1,295,000.00 (\$25.90 Per Sq. Ft.)**

(FRANK L. YOCUM/PETER PFEIFER/JOHN H. SHEPLEY)

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**

**BACK ON MARKET**

**PRICE REDUCED!**

**Sale Price: ~~\$995,000.00 (\$24.26 Per Sq. Ft.)~~**

**Reduced Price: \$800,000.00**

(FRANK L. YOCUM/PETER NEWTON)

45,000± Sq. Ft. to  
2,500± Sq. Ft.

### 102 ELIZABETH SHOPPING CENTER

Approximately 40,000± Sq. Ft. to 2,500± Sq. Ft. of Retail Space with Great Highway 67 Visibility Only Four (4) Miles North of Farmington, Missouri.

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

(JOHN R. HOOFFMAN JR.)

26,748± Sq. Ft.

### 2211 CLARKSON ROAD

A 26,748± Sq. Ft. Professional Building Situated at the Intersection of Clarkson & Wilson Roads. 15 Year Old Building Shows Brand New and has 105± Parking. 28,000± Vehicles Per Day on Clarkson Road, Near Wilson.

**Sale Price: \$5,229,000.00 (\$195.49 Per Sq. Ft.)**

(PETER A. PFEIFER)

## Retail

### 10413-10415 ST. CHARLES ROCK ROAD. ST.ANN MO

25,000± Sq. Ft. to  
50,000± Sq. Ft. to  
10,000± Sq. Ft.

#### **Big Box Retail, Office/Flex or Office/Warehouse use Permitted.**

Better Known as the "Big Lots Center" this Freestanding Building Can Accommodate any of these Above Businesses. The Center is Anchored by Big Lots who Pays \$106,250.00 Per Year Plus a Prorated Maintenance Fee. **There is up to 25,000± Sq. Ft. Available for a User/Tenant or Investor.** The Available Space has Two (2) Entrances to Provide for Multi-Tenant use. The Space Offers a 22'± Ceiling, One (1) Oversized Drive-In Door, Two (2) Truck High Docks, A Wet Sprinkler System and 100% Air Conditioning.

**Ownership  
with Income**

**REDUCED**

**Lease Rate: ~~\$4.25 Per Sq. Ft.~~, NNN Reduced Rate: \$3.95 Per Sq. Ft., Gross (25,000± Sq. Ft. Lease Rate)**

**MAKE OFFER**

**Sale Price: ~~\$1,495,000.00~~ (~~\$29.90 Per Sq. Ft.~~)**

**Reduced Price: \$1,295,000.00 (\$25.90 Per Sq. Ft.)**

*(FRANK L. YOCUM/PETER PFEIFER/JOHN H. SHEPLEY)*

24,000± Sq. Ft.

### 4601 MORGANFORD ROAD (BEVO MILL AREA) SOUTH ST. LOUIS CITY

Neighborhood Landmark Church was Built in 1925. Located at the Southwest Corner of Morganford Road and Neosho Street, Just Six (6) Blocks South of Chippewa Avenue & just North of Gravois Road & The Famous Bevo Mill Restaurant. The Masonry Structure Offers A Sanctuary Which Seats Approximately 250± People, a Gymnasium of Approximately 3,000± Sq. Ft. Across From a Kitchen/Multi-Purpose Room for Dining & Numerous Offices & Classrooms In the Balance of the Space. There Are Seven (7) Restroom Areas & a Small Elevator to Accommodate the public. There are about Twenty Two (22) Parking Spaces on Site Plus Free Parking on Both Morganford and Neosho Street. The Location has A Bus Stop In Front of The Church to Facilitate Transportation. Ideal Uses Include Religious or Not-for-Profit Organization. School, Theater or Community Center. Sale Price has Been Reduced From \$550,000.00 to **Sale Price: ~~\$550,000.00~~ Price Reduced: \$279,000.00**

**PRICE REDUCED**

**\$25,000.00 CREDIT  
TO PURCHASER  
TOWARD  
RENOVATION**

*(FRANK L. YOCUM/PETER NEWTON)*

24,000± Sq. Ft.

### 1717 OLIVE STREET

Along 18<sup>th</sup> Street. New Owners will Divide. Garage Parking. 19' Ceilings.

**WILL DIVIDE**

**Lease Rate: To Be Determined**

*(JOHN H. SHEPLEY)*

23,300± Sq. Ft.

### 6305 NATURAL BRIDGE

23,300± Sq. Ft. Property. Warehouse has 16' High Ceilings and a Drive-In. Great Visibility from Natural Bridge with a Large Parking Lot. Ideal for Retail with Storage. **For Sale: \$75,000.00 (\$3.20 Per Sq. Ft.)**

*(JOHN R. HOOFMAN/POWELL KALISH)*

19,416± Sq. Ft.

### 6703 TELEGRAPH

State Of The Art Nursery Facility. Visibility At Telegraph Road and Heintz Road. Constructed In 2004. 2,784± Sq. Ft. Retail Building With 16,632± Sq. Ft. Greenhouse Building On 1.86± Acre Site. **Sale Price: \$1,450,000.00**

**NEW LISTING**

*(A. WILLIAM ASCHINGER/BRIAN O'CONNELL)*

16,000± Sq. Ft.

### 6800 MANCHESTER

A 70,000± Sq. Ft. Complex On 3.22 Acres. 54,000± Sq. Ft. Warehouse (Available) has a Loading Dock and Two Drive-In Doors, Heavy Power, and Ceiling Heights of 14'-18' Clear. 16,000± Sq. Ft. of Retail with Manchester Frontage is 90% Leased. The Retail Component Generates About \$100,000/Yr of NNN Rents (The Owner's Businesses are in the Majority of it, and Long Term Leases are in Place).

**Lease Rate: \$10.00 Per Sq. Ft., NNN – Retail  
\$2.50 Per Sq. Ft., Modified Gross – Warehouse**

**For Sale: \$2,495,000.00**

**\$21.00 Per Sq. Ft. - Retail**

**\$85.00 Per Sq. Ft. – Warehouse**

*(PETER NEWTON)*

## Retail

14,876± Sq. Ft. to  
2,400± Sq. Ft

### 7570-7580 WATSON ROAD

14,876± Sq. Ft. Multi-Tenant Retail / Service Center Building . Great Opportunity for User/Investor. Prime South County Location Across From Kenrick Plaza, Attractive Masonry Building with Excellent Visibility, Strong Demographics, Monument And Building, Signage Available. .57±Acre Site Providing Ample Parking, Dock-High Loading, 2,400 – 7,500 Available for Lease.

**Lease Rate: \$9.75 Per Sq. Ft., Modified Gross**  
**Sale Price: \$1,375,000.00 (\$92.43 Per Sq. Ft.)**

(DANIEL W. JOHNSON)

13,500± Sq. Ft.

### 1424 WASHINGTON

**BACK ON MARKET**

**PRICE REDUCED**

Three Story "Loft/Retail" Building Located at 14<sup>th</sup> and Washington. 4,500 Sq. Ft. Floor Plates, Full Basement, Fully Sprinklered, Federal and State Historic Tax Credits Available, Fantastic Re-Development Opportunity.

**Sale Price: \$875,000.00**  
**Reduced Price: \$695,000.00**

(PATRICK T. MCKAY)

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**

(SCOTT E. MARTIN)

12,000± Sq. Ft. to  
2,000± Sq. Ft.

### 2000-2008 RICHARDSON ROAD

**NEW LISTING**

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)

10,000± Sq. Ft. to  
25,000± Sq. Ft. to  
50,000± Sq. Ft.

### 10413-10415 ST. CHARLES ROCK ROAD. ST.ANN ,MO

**Ownership  
with Income**

**REDUCED**

**MAKE OFFER**

**Big Box Retail, Office/Flex or Office/Warehouse use Permitted.**

Better Known as the "Big Lots Center" this Freestanding Building Can Accommodate any of these Above Businesses. The Center is Anchored by Big Lots who Pays \$106,250.00 Per Year Plus a Prorated Maintenance Fee. **There is up to 25,000± Sq. Ft. Available for a User/Tenant or Investor.** The Available Space has Two (2) Entrances to Provide for Multi-Tenant use. The Space Offers a 22'± Ceiling, One (1) Oversized Drive-In Door, Two (2) Truck High Docks, A Wet Sprinkler System and 100% Air Conditioning.

**Lease Rate: \$4.25 Per Sq. Ft., NNN Reduced Rate: \$3.95 Per Sq. Ft., Gross**  
**(25,000± Sq. Ft. Lease Rate)**

**Sale Price: \$1,495,000.00 (\$29.90 Per Sq. Ft.)**  
**Reduced Price: \$1,295,000.00 (\$25.90 Per Sq. Ft.)**

(FRANK L. YOCUM/PETER PFEIFER/JOHN H. SHEPLEY)

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)

8,000± Sq. Ft. to  
3,000± Sq. Ft.

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

**POSSIBLE SALE**

"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. Owner Will Consider A Sale.

**"Why Not Locate One Block From Wal-Mart & Costco At A Lesser Lease Rate?"**  
**Lease Rate: \$16.75 Per Sq. Ft., NNN**

(FRANK L. YOCUM)

## Retail

7,820± Sq. Ft.

**REDUCED**

### 11755 BENHAM ROAD

A Former Auto Dealership With An Approximate 7,820± Square Foot Retail/Warehouse Building. The Site Of 4.8 Acres Could Be A Great Retail Development Site With Great Highway 367 Exposure. Approximant ½ Mile North Of Highway 270.

**Sale Price: \$875,000.00** (\$4.18 Per Sq. Ft. For The Land)

**Reduced Price: \$ 499,000.00** (\$2.38 Per Sq. Ft. For The Land)

(JOHN R. HOOFMAN JR.)

6,600± Sq. Ft. to  
1,100± Sq. Ft.

**End Cap Available**

### 11726 ST. CHARLES ROCK ROAD (ROCK ROAD PLAZA)

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)

5,492± Sq. Ft.

### 8512 WATSON

Five (5) Auto Service Bays Plus Six (6) Low Height Bays, Office Area and Store Room. Located on Watson Road Near Elm/South Rock Hill Road.

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

(SCOTT E. MARTIN)

5,904± Sq. Ft. to  
3,890± Sq. Ft.

**SOLD**

### 10012 MANCHESTER

Beautifully & Meticulously Renovated Restaurant Property. Everything has been Updated.

**Lease Rate: \$10,000.00 Per Month, NNN**

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

(A. WILLIAM ASCHINGER)

5,450± Sq. Ft. to  
4,306± Sq. Ft.

### 32 CLARKSON ROAD ELLISVILLE, MO

Former Jiffy Lube Facility with a Deli Tenant. Three (3) Automotive Bays with Office Totaling 4,306± Sq. Ft. plus a Lower Level. One (1) Retail/Restaurant Bay Leased Short Term ½ Acre Site

**Lease Rate: \$ 6,000.00 Per Month Modified Gross**

**Sale Price: \$ 825,000.00**

(A. WILLIAM ASCHINGER)

5,026± Sq. Ft.  
or  
800± Sq. Ft. to  
776± 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)

5,000± Sq. Ft.

### 4501 CHOUTEAU AVENUE

Corner Lot in the Shadows of the Barnes-Jewish Children's Washington University Medical Campus. 2,500± Sq. Ft. Office/Retail with an Additional 2,500± Sq. Ft. Warehouse. Flexible Building in a Developing Area.

**Lease Rate: \$6.25 Per Sq. Ft., Modified Gross**

**Sale Price: \$305,000.00**

(JEFFREY J. ALTVATER / PETER A. PFEIFER)

4,930± Sq. Ft.

**NEW LISTING**

### 7445 W. FLORISSANT

3,200± Sq. Ft. Retail Building Leased to Rent-A-Center, Current Income \$35,199.12 Modified, NNN. Lessor Responsible for Roof, Structural and HVAC Replacement.

**Sale Price: \$295,000.00**

(H. MEADE SUMMERS, III)

4,718± Sq. Ft.

**NEW LISTING**

### 6206 NATURAL BRIDGE

4,718± Sq. Ft. Free Standing Building, Retail Space with Excellent Visibility, Accessible Parking Spaces,

**Sale Price: \$220,000.00**

(H. MEADE SUMMERS, III)

## Retail

4,306± Sq. Ft. to  
5,450± Sq. Ft.

### 32 CLARKSON ROAD ELLISVILLE, MO

Former Jiffy Lube Facility with a Deli Tenant. Three (3) Automotive Bays with Office Totaling 4,306± Sq. Ft. plus a Lower Level. One (1) Retail/Restaurant Bay Leased Short Term ½ Acre Site

**Lease Rate: \$ 6,000.00 Per Month Modified Gross**

**Sale Price: \$ 825,000.00**

(A. WILLIAM ASCHINGER)

4,200± Sq. Ft.

### 2818 SUTTON

Former Harper Pharmacy Built around 1927. This Property is Ready for Your ideas Plans and Possible Historic Renovation. Close-In Mid-County Location In A Maturing Arts & Dining Neighborhood. Occupy One (1) or Two (2) Stories and Take Pride in a unique Property with History & Access to Amenities.

**Lease Rate: \$35,000.00 Per Year, Gross**

**Sale Price: \$399,500.00**

(PETER A. PFEIFER)

4,174± Sq. Ft. to  
2,050± Sq. Ft.

### 3520 HAMPTON AVENUE

A Single Masonry 4,100± Sq. Ft. Office/Retail, Fully Sprinklered Building with Attached One (1) Car Garage. Parking in the Rear. Easy Access to Highway 44.

**Lease Rate: \$8.50 Per Sq. Ft.**

**Sale Price: \$240,000.00 (\$57.50 Per Sq. Ft.)**

(JEFFREY ALTVATER/POWELL KALISH)

**SOLD**

4,000± Sq. Ft.

### 10890 LINCOLN TRAIL ;FARIVIEW HEIGHTS, ILLIONIS

Former Cingular Wireless Store Consisting of 4,000± Sq Ft. Building, High Exposure, Masonry Building Located Cady-Corner from St. Clair Square Regional Mall. Situated at the Intersection of Route 50 and 159, the Property Offers Building and Pylon Signage, Turn Lane Access and Heavy Traffic with Visibility.

Sub Lease Termination November 30, 2015.

**Sublease Rate: \$14.95 Per Sq. Ft., NNN**

(BEN M. HILLIKER LICENSED IL. BROKER/FRANK L. YOCUM ASSISTANT MO BROKER)

**FREESTANDING  
BUILDING**

3,890± Sq. Ft. to  
5,904± Sq. Ft.

### 10012 MANCHESTER

Beautifully & Meticulously Renovated Restaurant Property. Everything has been Updated.

**Lease Rate: \$10,000.00 Per Month, NNN**

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

(A. WILLIAM ASCHINGER)

**SOLD**

3,800± Sq. Ft.

### 5710 NORTH BROADWAY

Auto Service Building on North Broadway with I-70 Frontage Between Adelaide Avenue & Carrie. Twelve (12) Car Parking in Rear of the Building. Drive-Through Building with 14' Doors.

**Sale Price: ~~\$195,000.00 (\$57.35 Per Sq. Ft.)~~**

**Reduced Price: \$160,000.00 (\$41.93 Per Sq. Ft.)**

(BRIAN O'CONNELL)

**REDUCED PRICE**

**MAKE OFFER**

3,800± Sq. Ft.

### 5615 PERSHING

Historic Continental Car Building, Office and Retail Suites Available, 100 Yards from Metro Link Station and Adjacent to Forest Park. Twenty-Six (26) Car Parking Lot on Site, Additional Spaces Available on Adjacent Lot.

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

(JEFFREY J. ALTVATER)

3,724± Sq. Ft.

### 3659 N. LINDBERGH BLVD. ST. ANN, MO 63074

Great Remodeled Automotive Building with Three (3) Front Bays That Are Drive-Thru to Three (3) Rear Bays. Wide Curb Cut to 100' Frontage on N. Lindbergh.

Automatch Inc. (Auto Upholstery) Business For Sale: \$150,000.00

**For Sale: \$395,000.00**

(A. WILLIAM ASCHINGER)

**NEW LISTING**

## Retail

3,692± Sq. Ft.

### 8512 WATSON

Five (5) Auto Service Bays, Office Area, and Store Room. Located on Watson Road Near Elm/South Rock Hill Road.

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

(SCOTT E.)

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**  
*MARTIN*

(SCOTT E.)

3,340± Sq. Ft.

### 9350 OLIVE BOULEVARD, OLIVETTE, MO

Freestanding Converted House to Office/Showroom Located just West of Interstate 170 (Interbelt)

Between Price & Dielman Roads. The Building Offers a Reception/Waiting Area, Showroom, Kitchen, and Numerous Private Offices. The Lot is Zoned "H" Commercial and Consists of Approximately 0.62± Acres. The Lot is Large Enough for Either Building or Parking Lot Expansion. The Site Offers Easy Access to both the Interstate System and Clayton Via I-170.

**Lease Rate: \$11.95 Per Sq. Ft., Modified Gross**  
**Sale Price: \$298,000.00**

(FRANK L. YOCUM)

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*

3,200± Sq. Ft.

### 5017 GRAVOIS (HWY30)

A 3,200± Square Foot Former Gas & Convenience Store, Offered With 15± Car Parking, One Block From Bevo Mill On Gravois At Morganford. Retail Or Office Uses Allowable Deed Restrictions Limit A Few Uses.

**Lease Rate: \$10.00 per Sq. Ft. NNN**

(PETER A. PFEIFER)

3,104± Sq. Ft. to  
1,442± Sq. Ft.

### 14012,14014 MANCHESTER ROAD

Retail/Office Space On Manchester Road (Between Highway 141 And I-270). Next To A High Volume McDonald's.

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

(SCOTT E. MARTIN)

3,080± Sq. Ft.

### 4710 HAMPTON AVENUE

3,080± Sq. Ft. Office/Retail Building. Located Just North Of Chippewa, Great Visibility From Hampton Avenue with Billboard Sign Revenue.

**Lease Rate: \$7.80 Per Sq. Ft., Modified Gross**  
**Sale Price: \$262,500.00**

(PETER A. PFEIFER/POWELL KALISH)

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.

### 1807 JEFFCO ARNOLD, MO

Great Retail/Office Space With 1,000± Square Foot Of Warehouse Space In Rear.

**Lease Rate: \$2,000.00 Per Month, Modified Gross**

(A. WILLIAM ASCHINGER)

**LEASED**

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

**PAGE**

## Retail

3,000± Sq. Ft.

**NEW LISTING**

**8419 MANCHESTER ROAD**

A Retail Site That Presently Houses A Nursery Business. 162' Frontage, .72 Acres, Zoned. GC Commercial Includes A 1,462± Sq. Ft. Retail and 1,544± Sq. Ft. Office & Storage Building. Business can be Purchased.

**Lease Rate: \$3,975 Per Month**

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

*(JOHN H. SHEPLEY)*

3,000± Sq. Ft. to  
8,000± Sq. Ft.

**POSSIBLE SALE**

**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. Owner Will Consider A Sale.

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

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

*(FRANK L. YOCUM)*

3,000± Sq. Ft.

**534 E. OSAGE, PACIFIC**

Retail bay in a 37,000 sq. ft. retail center near Rent-To-Own, H & R Block, Dollar General, NAPA Auto Parts, Barber Shop, Payday Loan. Good visibility on Business Route 66 (East Osage).

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

*(SCOTT E. MARTIN)*

2,868± Sq. Ft.

**7491 BIG BEND BOULEVARD**

.47 Acre Parcel, 2,868± Sq. Ft. Retail Building Located at Marshall Avenue & Big Bend (Signalized Intersection, Former "Zinnia" Restaurant, Twenty Eight (28) Parking Spaces.

**Lease Rate: \$14.00 Per Sq. Ft., NNN**

**Sale Price: \$450,000.00**

*(JOHN R. HOOFFMAN JR./JAMES NEWMAN)*

2,856± Sq. Ft.

**PRICE REDUCED**

**MAKE OFFER**

**4065 SOUTH GRAND**

Split Level Design, 2,856 Sq. Ft. Office-Retail Building Currently Has Five (5) Private Offices With Reception Area And Two (2) Large Conference Rooms. Partial Basement For Storage Built in 1940, Six (6) Car Parking Lot In Rear-On Street Free Parking. Former Mortgage Company And Tax Preparation Offices. Possible Two (2) Tenant Building.

**Sale Price: ~~\$295,000.00~~ \$235,000.00**

*(PATRICK T. MCKAY)*

2,755± Sq. Ft.

**NEW LISTING**

**11039 MANCHESTER KIRKWOOD, MO**

Great Price for Manchester Retail Space With Corner Visibility. Next to Popular Neighborhood Hanlen's Fine Meats (Butcher Shop)

**Lease Rate: \$2,755 Per Month, Modified Gross**

*(A. WILLIAM ASCHINGER)*

2,500± Sq. Ft. to  
45,000± Sq. Ft.

**102 ELIZABETH SHOPPING CENTER**

Approximately 40,000± Sq. Ft. to 2,500± Sq. Ft. of Retail Space with Great Highway 67 Visibility Only Four (4) Miles North of Farmington, Missouri.

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

*(JOHN R. HOOFFMAN JR.)*

2,400± Sq. Ft. to  
14,876± Sq. Ft.

**7570-7580 WATSON ROAD**

14,876± Sq. Ft. Multi-Tenant Retail / Service Center Building . Great Opportunity for User/Investor. Prime South County Location Across From Kenrick Plaza, Attractive Masonry Building with Excellent Visibility, Strong Demographics, Monument And Building, Signage Available. .57±Acre Site Providing Ample Parking, Dock-High Loading, 2,400 – 7,500 Available for Lease.

**Lease Rate: \$9.75 Per Sq. Ft., Modified Gross**

**Sale Price: \$1,375,000.00 (\$92.43 Per Sq. Ft.)**

*(DANIEL W. JOHNSON)*

## Retail

2,200± Sq. Ft.

### 1805 VETERANS MEMORIAL PARKWAY

High visibility Location At Highway 94 And Veterans Memorial Parkway By The Four Way Exit/Entry to I-70 In St. Charles.

**REDUCED PRICE**

130'± Frontage On Highway 94. Level Site Currently Improved With A 2,200 Square Feet commercial Building With Three (3) Drive-In Bays.

**Sale Price: ~~\$795,000.00~~**

**Reduced Price: \$650,000.00**

(SCOTT E. MARTIN)

2,191± Sq. Ft.

### End Cap – Rock Road Plaza - 11726 A ST. CHARLES ROCK ROAD, Bridgeton, MO

**END CAP**

**Retail/Office End Cap with Street Exposure** Formally Occupied by Sprint. Located in a 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: \$12.00 Per Sq. Ft., NNN**

(FRANK L. YOCUM)

2,133± Sq. Ft.

### 6025 THIRD STREET, KIMMSWICK, MO 63053 JEFFERSON COUNTY

**NEW LISTING**

Existing Antique Shop in Historic Kimmswick Missouri. 'Kirk House', Constructed in 1888, Is 2,133± Sq. Ft. In Addition 50% of the 1,008± Sq. Ft. Detached Garage is Finished Retail Space. The Property Sits on High Ground and has a Patio/Gazebo Area. This Property is Ideal for the Buyer that Desires to be in An Historic Retail Area that is a Tourist Draw.

**Sale Price: \$199,000.00**

(SCOTT E. MARTIN/JOHN R. HOOFMAN)

2,100± Sq. Ft.

### 8650 WATSON ROAD

2,100± Sq. Ft. Building on a 12,600± Sq. Ft. Lot. Great Visibility from Watson Road with 15± Car Parking Lot in Front. Three (3) Drive-In Doors.

**Lease Rate: \$15.00 Per Sq. Ft., Modified Gross**

**Sale Price: \$275,000.00**

(SCOTT E. MARTIN/POWELL KALISH)

2,050± Sq. Ft. to

4,174± Sq. Ft.

### 3520 HAMPTON AVENUE

A Single Masonry 4,100± Sq. Ft. Office/Retail, Fully Sprinklered Building with Attached One (1) Car Garage. Parking in the Rear. Easy Access to Highway 44.

**Lease Rate: \$8.50 Per Sq. Ft.**

**Sale Price: \$240,000.00 (\$57.50 Per Sq. Ft.)**

(JEFFREY ALTVATER/POWELL KALISH)

**SOLD**

2,000± Sq. Ft.

### 6800 MANCHESTER

A 70,000± Sq. Ft. Complex On 3.22 Acres. 54,000± Sq. Ft. Warehouse (Available) has a Loading Dock and Two Drive-In Doors, Heavy Power, and Ceiling Heights of 14'-18' Clear. 16,000± Sq. Ft. of Retail with Manchester Frontage is 90% Leased. The Retail Component Generates About \$100,000/Yr of NNN Rents (The Owner's Businesses are in the Majority of it, and Long Term Leases are in Place).

**Lease Rate: \$10.00 Per Sq. Ft., NNN – Retail**

**\$2.50 Per Sq. Ft., Modified Gross – Warehouse**

**For Sale: \$2,495,000.00**

**\$21.00 Per Sq. Ft. - Retail**

**\$85.00 Per Sq. Ft. – Warehouse**

(PETER NEWTON)

12,000± Sq. Ft. to

2,000± Sq. Ft.

### 2000-2008 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

**NEW LISTING**

**Lease Rate: \$10.80 Per Sq. Ft., Gross**

**Sale Price: \$795,000.00**

(JAMES NEWMAN/PETER NEWTON)

## Retail

1,800± Sq. Ft.	<b>7171 DELMAR BOULEVARD, UNIVERSITY CITY, MO</b> 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. <b>Lease Rate: Suite 100 - \$ 15.00 Per Sq. Ft., Modified Gross</b> <i>(FRANK L. YOCUM)</i>
<b>SIGNAGE/ STREET LEVEL</b>	
1,488± Sq. Ft. to 3,000± Sq. Ft.	<b>7933 CLAYTON</b> 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. <b>Lease Rate: <del>\$22.50 Per Sq. Ft</del></b> <b>Reduced Rate: \$20.00 Per Sq. Ft.</b> <i>(PETER NEWTON)</i>
<b>PRICE REDUCED \$5,000.00 Broker Bonus for A 5 year Deal</b>	
1,442± Sq. Ft. to 3,104± Sq. Ft.	<b>14012,14014 MANCHESTER ROAD</b> Retail/Office Space On Manchester Road (Between Highway 141 And I-270). Next To A High Volume McDonald's. <b>Lease Rate: \$16.75 Per Sq. Ft., NNN</b> <i>(SCOTT E. MARTIN)</i>
1,300± Sq. Ft.	<b>3895 VETERANS MEMORIAL PARKWAY</b> 1,300 Sq. Ft. Retail Space, Located at Highway 70 and Cave Springs Exit, 75' Pole Sign with Visibility from Both Directions on Highway 70. Adjacent to Numerous National Retail Chains. <b>Lease Rate: \$2,354.00 Per Month, NNN</b> <i>(PETER A. NEWTON)</i>
1,200± Sq. Ft. to 1,000± Sq. Ft.	<b>5201 &amp; 5207 WARREN ROAD IMPERIAL , MO 63052</b> 1,000± Sq. Ft. & 1,200± Sq. Ft. Office Retail Suites with Open Floor Plans <b>Lease Rate: (1,000 Sq. Ft) \$600.00 Per Month, Modified Gross</b> <b>Lease Rate: (1,200 Sq. Ft.) \$650.00 Per Month, Modified Gross</b> <i>(JAMES NEWMAN)</i>
1,169± Sq. Ft.	<b>525 MAE COURT</b> This Small Service Center can be Finished to Suit your Client's Needs. It's Ideal for a Small Office User. <b>Lease Rate: \$10.00 Per Sq. Ft., NNN</b> <i>(PETER NEWTON)</i>
1,120± Sq. Ft.	<b>2101 N. BROADWAY</b> 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. <b>For Sale: \$109,000.00</b> <i>(PATRICK T. MCKAY)</i>
<b>"MAKE OFFER"</b>	
1,100± Sq. Ft.	<b>7930 BIG BEND BOULEVARD</b> 1,100 Sq. Ft. Retail/Office. Rare Opportunity in Webster with Great Exposure. <b>Lease Rate: \$16.00 Per Sq. Ft., NNN</b> <i>(A. WILLIAM ASCHINGER)</i>
1,100± Sq. Ft. to 6,600± Sq. Ft.	<b>11726 ST. CHARLES ROCK ROAD (ROCK ROAD PLAZA)</b> 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. <b>Lease Rate: \$9.50 Per Sq. Ft., NNN (Except End-Cap)</b> <i>(FRANK L. YOCUM)</i>
<b>End Cap Available</b>	
1,000± Sq. Ft. on .26 Acre	<b>7241 ST. CHARLES ROCK ROAD</b> A .26± Acre Tract of Land Improved with A Single Story, Two (2) Bay Commercial Garage

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

## Retail

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Fronting St. Charles Rock Road. Approximately 1,000± Sq. Ft. Potential for Retail or Office.

**Sale Price: \$49,000.00**

*(PETER A. PFEIFER)*

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## Retail

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1,000± Sq. Ft. to  
1,200± Sq. Ft.

**5201 & 5207 WARREN ROAD IMPERIAL , MO 63052**

1,000± Sq. Ft. & 1,200± Sq. Ft. Office Retail Suites with Open Floor Plans  
**Lease Rate: (1,000 Sq. Ft) \$600.00 Per Month, Modified Gross**  
**Lease Rate: (1,200 Sq. Ft.) \$650.00 Per Month, Modified Gross**

*(JAMES NEWMAN)*

960± Sq. Ft.

**8027 CLAYTON ROAD**

**MAKE OFFER**

Small Stand Alone With Big Visibility. 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)*

800± Sq. Ft. to  
776± Sq. Ft.  
or  
5,026± Sq. Ft.

**2001 SOUTH HANLEY**

Free Parking at Door. Hanley Road Signage. 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)*

500± Sq. Ft.

**4704 JAMIESON AVENUE at CHIPPEWA**

**PRICE REDUCED!**

A 500± Sq. Ft. Office or Retail Space, Open Floor Plan, Restroom, Off Street Parking.

**Lease Rate: ~~\$675.00 Per Month (\$16.20 Per Sq. Ft., Modified Gross)~~**

**Reduced Rate: \$575.00 Per Month, Modified Gross**

**MAKE OFFER**

*(JOHN H. SHEPLEY)*

# LAND

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.

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

*(BEN M. HILLIKER)*

36.5± Acres to  
10± Acres

## 9250 RIVERVIEW DRIVE

36.5 Acres of Heavy Industrial Land- Largest Tract of Zoned Industrial Land Available for sale In the City of St. Louis. Zoned "K" Unrestricted. 900'± of Road Frontage on Riverview. Site Offers Rail, B.N.S.F, and 1,300'± Mississippi River Frontage with Riparian Rights. Two (2) Buildings Currently on Site. First is 9,000± Sq. Ft. with Several 16' Drive-In Doors and Second is 12,000± Sq. Ft. with 24' Ceilings, Several 16' Drive-In Doors and One (1) 20' Drive-In Door.

**Ownership will Divide-10 Acre Minimum Tracts** Property is Located in an Enterprise Zone Offering Economic Incentives, **City and State** for Development. Former Fru-Con Site.

**Sale Price: \$3,578,000.00 (\$2.25 Per Sq. Ft.)**

*(PATRICK T.MCKAY)*

33.7± Acres

## XXXX ADAMS ROAD

33.7 Total Acres, Flat, Level and Cleared Site. Zoned Commercial-Light Industrial, Superb Metro East Location with Great Access to Interstates! 1 Mile to I-255 & IL 3 Interchange, 5 Miles South of Poplar Street Bridge and Downtown St. Louis. All Utilities to Site. Owner will Divide.

**Owner Will Build to Suit.** Excellent Site for Distribution/Warehouse Development. Located in Pro-Business City Of Dupo

**Reduced Price: \$750,000.00 (\$0.51 Per Sq. Ft.)**

**PRICE  
REDUCED  
OWNER FINANCING  
FULL 5%  
COMMISSION TO  
PROCURRING  
BROKER**

*(PATRICK T. MCKAY/DANIEL W. JOHNSON/H. MEADE SUMMERS, III)*

26.5 ± Acres

## 7603 TELEGRAPH ROAD

Great Industrial/Institutional Development Site. 1,300± Ft. of Frontage on Telegraph Rd. Portions of Site Pond and Flood Plain Area. Institutional, Residential, and Municipal Properties in Close Proximity.

**Sale Price: \$495,000.00 (\$0.43 Per Sq. Ft.)**

*(A. WILLIAM ASCHINGER/BRIAN O'CONNELL)*

1-18± Acres  
784,080± Sq. Ft.

## # 1 WEST OUTER ROAD

Approximately 18± Acres With Superior I-55 Visibility.

This Site Would Work Well For, Multi-Family, Office Or Retail Development. Water To Site. Site Now Being Graded, All Utilities Now Being Run Across Site.

**Sale Price: \$9.00 Per Sq. Ft. (\$392,040.00 Per Acre)**

*(SCOTT E. MARTIN/JOHN R. HOOFFMAN JR.)*

17± Acres

## HIGHWAY 3 CAHOKIA, ILLIONIS

17± Acres Flat Cleared "SHOVEL READY" Site. Zoned "Highway Business" 1,700± Sq. Ft. of Illinois 3 Frontage Allows for Motels, Hotels, Truck stops, Convenience Store, Fast Food, Retail Center Etc., All Utilities at Site. Located 5 Minutes South of Downtown St. Louis and I-70, I-55, & I-64 Interchanges and 1 mile North of I-255 Interchange Located in "Pro-Business" Cahokia, St. Clair County Illinois.

**Sale Price: \$1,406,000.00 (\$1.90 Per Sq. Ft.)**

**Lease Rate: \$ 30,000.00 Per Year**

*(PATRICK T. MCKAY)*

16± Acres

## XXXX HIGHWAY 3 IL

16± Acres, Prime Development Ground with Direct Frontage and Access on Illinois Highway 3, Located 5 Minutes from Downtown St. Louis Between Popular Bridge (I-64) and I-255. Ideal for Industrial-Distribution-Warehouse Development or Commercial Retail Development. Property has Access off Water Street and Illinois 3. Fantastic Visibility and Access to Interstates. May Divide. \$1.25 Per Sq. Ft. TIF District Approved!

**For Lease: Call Agent**

**Sale Price: \$871,200.00**

*(PATRICK T. MCKAY/H. MEADE SUMMERS, III)*

# LAND

12.96± Acres to  
1± Acre

**MAJOR PRICE  
REDUCTION**

## 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, Potential Rail Access (Norfolk & Southern) 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.)**

(PATRICK T. MCKAY)

11.77± Acres

**NEW LISTING**

## 16450-98 CLAYTON ROAD WILDWOOD, MO 63011

1,000± Feet Of Clayton Road Frontage. Located at the Corner of Clayton Road and Strecker Road in the City of Wildwood. 4.16± Acres Zoned C-1 and 7.61± Acres Zoned Non-Urban. Near High Income Residential Area. Adjacent Corners Are Retail and Office, Educational and A Church. Great Development Potential.

**For Sale: \$3,750,000.00**

(SCOTT E. MARTIN)

10± Acres

## NORTH COLUMBUS & HIGH STREET (I-44 & US-3064) PACIFICE, MO

A 10± Acre Parcel of Land with Great Visibility From Highway I-44 and Less Than One Mile From Downtown Pacific. Zoned Single Family.

**Sale Price: \$242,500.00**

(PETER NEWTON/POWELL KALISH)

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. Ideal hotel, fast food, or restaurant site. **POSSIBLE OWNER FINANCING!**

**Sale Price: ~~\$588,000.00~~ (\$1.35 Per Sq. Ft.) \$475,000.00**

(PATRICK T. MCKAY)

10± Acres

## 105 A HOVEN ROAD PACIFIC, MO

A 10± Acre Parcel of Land With All Utilities Adjacent to the Site. Great Visibility From Highway 44

And Less Than One Mile From Downtown Pacific. Zoned Multi-Family.

**Sale Price: \$595,000.00**

(PETER NEWTON/POWELL KALISH)

10± Acres to  
36.5± Acres

## 9250 RIVERVIEW DRIVE

36.5 Acres of Heavy Industrial Land- Largest Tract of Zoned Industrial Land Available for sale In the City of St. Louis. Zoned "K" Unrestricted. 900'± of Road Frontage on Riverview. Site Offers Rail, B.N.S.F, and 1,300'± Mississippi River Frontage with Riparian Rights. Two (2) Buildings Currently on Site. First is 9,000± Sq. Ft. with Several 16' Drive-In Doors and Second is 12,000± Sq. Ft. with 24' Ceilings, Several 16' Drive-In Doors and One (1) 20' Drive-In Door.

**Ownership will Divide-10 Acre Minimum Tracts** Property is Located in an Enterprise Zone Offering Economic Incentives, **City and State** for Development. Former Fru-Con Site.

**Sale Price: \$3,578,000.00 (\$2.25 Per Sq. Ft.)**

(PATRICK T.MCKAY)

9± Acres

## 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)

**PRICE REDUCED**

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

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# LAND

9.89± Acres

## 3801 PARK AVENUE

A Level, Paved, Fenced Lot That is Ideal for Redevelopment.  
Adjacent to Cardinal Glennon Hospital and Near Grand & Chouteau Avenue. May Divide.  
**Sale Price: \$4,850,000.00 (\$11.26 Per Sq. Ft.)**

**May Divide**

(HAL C. BALL / JOHN H. SHEPLEY)

8± Acres

## 10040 HIGHWAY O, St. Genevieve County, MO

8± Buildable Acres, Level Topography. At Highway 55. Highway 55 Exposure.

**REDUCED PRICE**

**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)

6± Acres

## 8773 COMMERCIAL BOULEVARD PEVELY, MO

Commercial or Industrial Lot Fronting Highway 61/67 in Pevely, MO. Excellent Four Lane Highway Frontage in Pevely.

**Sale Price: \$800,000.00**

(SCOTT E. MARTIN)

6± Acres to

## DALTON INDUSTRIAL COURT

10± Acres

6 to 10 Acres Available for Build-to-Suit or Outside Storage.

**Lease Rate: Please Call**

(JAMES NEWMAN)

6± Acres to

## 419 WEST OUTER ROAD

1.5± Acres

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 St. Louis County (Outside Storage Permitted).

**Sale Price: \$300,000.00 to \$350,000.00 Per Usable Acre Depending on Parcel Size**

(HAL C. BALL)

5.6 Acres± Sq. Ft.

## 5275 HIGHWAY 47 WASHINGTON, MO 63090

5.6± Acres on Highway 47 with 596' of Frontage on Highway 47. Six (6) Metal Buildings Ranging in Size 1,104 Sq. Ft./ 1,500 Sq. Ft. with 3 -4 Drive-In Doors. 100% Leased Month to Month. Located Approximately 2 Miles West of Highway 100. Good Retail Development Site Between Washington and Union.

**Sale Price: \$762,300.00 (\$3.50) Per Sq. Ft. / Land**

(RICHARD P. ESSICK)

5± Acres

## 8520 MACKENZIE

**Under Contract**

Attractive 2 Level Brick Building on a 5 Acre Site. Ideal for Institutional User or Residential Redevelopment. Built in 1930, Zoned R-5 St. Louis County.

**Sale Price: \$1,695,000.00**

(HAL C. BALL)

4.8± Acres

## 11755 BENHAM ROAD

**PRICE REDUCED**

A Former Auto Dealership With An Approximate 7,820± Square Foot Retail/Warehouse Building. The Site Of 4.8 Acres Could Be A Great Retail Development Site With Great Highway 367 Exposure. Approximant ½ Mile North Of Highway 270.

**Sale Price: \$875,000.00 (\$4.18 Per Sq. Ft. For The Land)**

**Reduced Price: \$ 499,000.00 (\$2.38 Per Sq. Ft. For The Land)**

(JOHN R. HOOFMAN JR.)

3.75± Acres

## 3300 SOUTH KINGSHIGHWAY@ FYLER

Presently an Automobile Dealership on 3.75 Acres that could be Redeveloped Comprised of a Showroom, Office. (Constructed in 2002.) Plus Other Buildings, Two (2) Drive-Thru Vehicle Service Bays, Served by Heavy Electrical, Air, Water Lines & Trench Drains. Fenced, Paved, Striped and Lighted Lot

**Lease Rate: \$15,000.00 Per Month, NNN**

**Sale Price: \$2,495,000.00 (\$61.75 Per Sq. Ft.)**

(HAL C. BALL/JOHN H. SHEPLEY)

3.5± Acres

## 340-404 OLD STATE ROAD

444± Feet of Frontage Along Old State Road just South of Manchester. Ideal for Office or Office/Warehouse Needing Frontage.

**Sale Price: \$1,200,000.00(\$7.87 Per Sq. Ft.)**

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

**PAGE**

# LAND

(H. MEADE SUMMERS, III / BEN M. HILLIKER)

3.4± Acres

## 780 EAST SPRINGFIELD, SULLIVAN, MO

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.)**

(SCOTT E. MARTIN)

3± Acres

## 15000 SOUTH OUTER FORTY DRIVE

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 And Schoetler. Visibility And Accessibility.

**Sale Price: \$600,000.00 (\$4.59 Per Sq. Ft.)**

(PETER A. PFEIFER)

2.66± Acres

## 26XX SCHUETZ ROAD

2.66± Acres with Frontage on Scheutz Road between Dorsett & Fee Fee. Situated between Newly Constructed Citizens National Bank & Maryland Heights Firehouse. Site has Great Access and Visibility.

M-1 Zoning Allow a Multitude of Uses, Including Office, Medical & Light Manufacturing. All Utilities to Site.

**Sale Price: \$995,000.00 (\$8.58 Per Sq. Ft.)**

BRIAN O'CONNELL / HAL C. BALL

2.61± Acres

## 8601 NEW HAMPSHIRE AVENUE

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: \$485,000.00**

(SCOTT E. MARTIN)

2.14± Acres

## 1277 MCNUTT ROAD HERCULANEUM, MO 63048

Approximately 2.14± Acre Retail Site with Great Highway 55 Visibility. The Property already has Curb-Cut in Place with 150' of Frontage on McNutt Road. (More Land Possible)

**Sale Price: \$625,000.00**

(JOHN R. HOOFMAN JR.)

2.0± Acres

## T.R. HUGHES & E. TERRA LANE, O'FALLON, MISSOURI

Retail Site with Excellent Access to I-70. Located in Dynamic Growth Area. Level Lot. Good Visibility and Easy Access. Owner will Build-To-Suit for Lease or Sale or Will Lease or Sell the Land.

**Lease Price: \$125,000.00 Per Year**

**Sale Price: \$1,300,000.00**

(SCOTT E. MARTIN/HAL C. BALL)

1.8± Acre

## SULPHUR 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)

1.67± 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

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 (\$21.35 Per Sq. Ft.)**

(JAMES NEWMAN/PETER NEWTON)

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PAGE

# LAND

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1.5± Acres to 6± Acres	<b>419 WEST OUTER ROAD</b> 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 St. Louis County (Outside Storage Permitted). <b>Sale Price: \$300,000.00 to \$350,000.00 Per Usable Acre Depending on Parcel Size</b> <i>(HAL C. BALL)</i>
1.5± Acres <b>UNDER CONTRACT</b>	<b>4150-4200 N. LINDBERGH</b> Hotels Permitted Use, Travel/Entertainment Services District. Adjacent to I-70 On Ramp. Graded Building Site. <b>Sale Price: \$695,000.00</b> <i>(PETER NEWTON)</i>
1.44± Acres <b>8% COMMISSION PRICE REDUCED</b>	<b>3418 BRIDGETON SQUARE DRIVE</b> Located at Highway 70 and 270. 1.44 Acres, M-3 Zoning, Office or Light Industrial. Same Additional Land Available if Needed. <b>Sale Price: <del>\$376,284.00</del> Reduced To: \$247,720.30(\$3.95 Per Sq. Ft.)</b> <i>(H. MEADE SUMMERS, III)</i>
1.2± Acres	<b>2220 BALL DRIVE (WESTPORT AREA)</b> 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. <b>Sale Price: \$525,000.00 (\$10.04 Per Sq. Ft.)</b> <i>(HAL C. BALL)</i>
1.16± Acres <b>MAKE OFFER</b>	<b>2468 CHAMBERS</b> 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/Egress from Two (2) Streets. <b>Sale Price: <del>\$159,000.00</del> \$99,500.00</b> <i>(PETER A. PFEIFER)</i>
1± Acre to 12.96± Acres <b>MAJOR PRICE REDUCTION</b>	<b>10950 RAFTERY LANE</b> 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, Potential Rail Access (Norfolk & Southern) Excellent Highway Access and Visibility. Great Contractor's Site <b>Will Divide. Fenced &amp; Rocked Outside Storage.</b> <b>LOWEST PRICED INDUSTRIAL LAND IN ST. LOUIS COUNTY!</b> <b>Sale Price: \$775,000.00 (\$1.37 Per Sq. Ft.)</b> <i>(PATRICK T. MCKAY)</i>
1± Acre to 10± Acres <b>MAKE OFFER! PRICE REDUCED</b>	<b>I-70 &amp; HIGHWAY 54 (KINGDOM CITY, MO)</b> 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> <b>POSSIBLE OWNER FINANCING!</b> <b>Sale Price: <del>\$588,000.00 (\$1.35 Per Sq. Ft.)</del> \$475,000.00</b> <i>(PATRICK T. MCKAY)</i>
1-18± Acres 784,080± Sq. Ft.	<b># 1 WEST OUTER ROAD</b> Approximately 18± Acres With Superior I-55 Visibility. This Site Would Work Well For, Multi-Family, Office Or Retail Development. Water To Site. Site Now Being Graded, All Utilities Now Being Run Across Site. <b>Sale Price: \$9.00 Per Sq. Ft. (\$392,040.00 Per Acre)</b> <i>(SCOTT E. MARTIN/JOHN R. HOOFFMAN JR.)</i>
.94± Acres to 92.6± Acres	<b>200 MID-RIVERS MALL DRIVE</b> 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. <b>Sale Price: \$21,131,281.00 (\$175,000.00 Per Acre to \$12.00 Per Sq. Ft.)</b> <i>(BEN M. HILLIKER)</i>

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PAGE

# LAND

.75± Acres

## 1500-1600 BLOCK OF CLARA

Five (5) Vacant Lots Totaling .75± Acres. St. Louis Public Schools. Vacant, Level.  
1530,1602,1610,1622 Clara & 5578 Cote Brilliant Ave.

**Sale Price: \$50,000.00**

(HAL C. BALL/PETER NEWTON)

72,309± Sq. Ft. to  
42,680± Sq. Ft.

## 931 RIVER STREET, IMPERIAL, MO 63052

Approximately .98± Parcel to be Sold With 933 River Street, Imperial MO, 63052 which is  
Approximately .68± Acres for a Total of 1.66± Acres. The Parcels are Adjoining at a Signalized  
Intersection of the Corner of Imperial Main Street and Highway 61-67.

Approximately 15,973 Vehicles Per Day.

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

(JOHN R. HOOFFMAN)

72,309± Sq. Ft. to  
29,620± Sq. Ft.

## 933 RIVER STREET, IMPERIAL, MO 63052

Approximately .68± Parcel to be Sold with 931 River Street Imperial MO, 63052 which is  
Adjoining .98± Acre Parcel (1.66± Acres Total). The Two Parcels are Located at a Signalized  
Intersection of the Corner of Imperial Main Street and Highway 61-67.

Approximately 15,973± Vehicles Per Day.

**Sale Price: \$315,000.00**

(JOHN R. HOOFFMAN)

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~~ \$398,000.00**

(SCOTT E. MARTIN)

33,106± Sq. Ft.

## 1805 VETERANS MEMORIAL PARKWAY

High visibility Location At Highway 94 And Veterans Memorial Parkway By The Four Way  
Exit/Entry to I-70 In St. Charles.

130'± Frontage On Highway 94. Level Site Currently Improved With A 2,200 Square Feet  
commercial Building With Three (3) Drive-In Bays.

**Sale Price: \$795,000.00**

**Reduced Price: \$650,000.00**

(SCOTT E. MARTIN)

31,363± Sq. Ft.

## 8419 MANCHESTER ROAD

A Retail Site That Presently Houses A Nursery Business. 162' Frontage, .72 Acres, Zoned. GC  
Commercial Includes A 1,462± Sq. Ft. Retail and 1,544± Sq. Ft. Office & Storage Building.  
Business can be Purchased.

**Lease Rate: \$3,975 Per Month**

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

(JOHN H. SHEPLEY)

22,050± Sq. Ft.

## 4164-4168 WEST PINE

Over ½ Acre Residential Site Located in the Heart of the Central West End. Zoned Multi-  
Family. Excellent Townhouse Development Site.

**Sale Price: ~~\$599,000.00~~**

**Reduced Price: \$499.00**

(JEFFREY J. ALTVATER)

## LAND

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19,416± Sq. Ft.

### **6703 TELEGRAPH**

**NEW LISTING**

State Of The Art Nursery Facility. Visibility At Telegraph Road and Heintz Road.  
Constructed In 2004. 2,784± Sq. Ft. Retail Building With 16,632± Sq. Ft. Greenhouse  
Building On 1.86± Acre Site.  
**Sale Price: \$1,450,000.00**

(A. WILLIAM ASCHINGER/BRIAN O'CONNELL)

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17,568± Sq. Ft.

### **BYRNESVILLEROAD WEST OF HWY. W HOUSE SPRINGS, MO (JEFFERSON COUNTY)**

**NEW LISTING**

5.02± Acre Parcel Improved With State Of The Art Greenhouse Buildings. Outside Area  
Adjacent To Building Where Plants Can Be Rolled Between Outside and Inside For Optimal  
Plant Growth. 7,200± Sq. Ft. Warehouse Building. 10,369± Sq. Ft. Greenhouse. Additional  
7,200± Sq. Ft. Partially Finished Greenhouse Currently Used As Outdoor Sales Area.  
**Sale Price: \$495,000.00 (\$28.18 Per Sq. Ft.)**

(A. WILLIAM ASCHINGER/BRIAN O'CONNELL)

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# INVESTMENT

**\$5,950,000.00**

**1431 KINGSLAND**

~~**\$7,750,000.00**~~  
450,000± Sq. Ft.

435,000 Sq. Ft. Multi-Tenant Warehouse For Sale or Lease. This is a Great Opportunity for a User/Investor. Currently the Property has 312,000 Sq. Ft. of Clean Office/Warehouse Space Available. Rail Available Please Call for Additional Information.

**Major Sale Price Reduction**

**Lease Rate: \$1.95 Per Sq. Ft., NNN**  
**Sale Price: ~~\$7,750,000.00~~**  
**Reduced Price: \$5,950,000.00**

(HAL C. BALL/BRIAN O'CONNELL)

**\$5,875,000.00**

**1230 N. 2<sup>nd</sup> STREET**

245,000± Sq. Ft.

Former Edison Brother's Warehouse Property. 245,000 Square Feet, 5 Story Warehouse Plus a Full Basement, Located on Laclede's Landing, 1 Block from Pinnacle Casino Resort Complex, Awesome Views of River, Arch and Downtown St. Louis. Windows on All Four Sides.

**"Loft Redevelopment Opportunity"**. Eligible for Federal & State Historic Tax Credits!  
**Sale Price: \$5,875,000.00 (\$24.00 Per Sq. Ft.)**

(PATRICK T. MCKAY)

**\$3,600,000.00**

**1000 INDEPENDENCE ROAD, WEST SULLIVAN, MO 63080**

100,000± Sq. Ft.

100,000± Sq. Ft. Leased Industrial Investment Property. Constructed in 1999 and 2003. Two (2), Tenants in Place (40,000 Sq. Ft. and 60,000 Sq. Ft.) 20' Eave Height & 231/2' at Center. Twelve (12) Docks and One (1) Drive-In. 5.75± Acres Site. Located Near I-44 Exit #225.

**NEW LISTING**

**Sale Price: \$3,600,000.00**

(SCOTT E. MARTIN)

**\$2,495,000.00**

**6800 MANCHESTER**

70,000± Sq. Ft.

A 70,000± Sq. Ft. Complex On 3.22 Acres. 54,000± Sq. Ft. Warehouse (Available) has a Loading Dock and Two Drive-In Doors, Heavy Power, and Ceiling Heights of 14'-18' Clear. 16,000± Sq. Ft. of Retail with Manchester Frontage is 90% Leased. The Retail Component Generates About \$100,000/Yr of NNN Rents

(The Owner's Businesses are in the Majority of it, and Long Term Leases are in Place).

**Lease Rate: \$10.00 Per Sq. Ft., NNN – Retail**  
**\$2.50 Per Sq. Ft., Modified Gross – Warehouse**

**Sale Price: \$2,495,000.00**

**\$21.00 Per Sq. Ft. - Retail**

**\$85.00 Per Sq. Ft. – Warehouse**

(PETER NEWTON)

**\$1,995,000.00**

**12154-12190 NATURAL BRIDGE, BRIDGETON, MO**

24,319± Sq. Ft.

**High Finish Office Space** Renovated Office Center Available for Sale or Lease. 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.

**Ideal for Owner/User with up to 7,000 Sq. Ft. of Available Space.**

**Lease Rate: \$13.00 TO \$14.00 Per Sq. Ft., Modified Gross**

**Sale Price: \$1,995,000.00 (Only \$82.03 Per Sq. Ft.)**

(FRANK L. YOCUM)

**\$1,995,000.00**

**2600 SAMUEL SHEPARD DRIVE OFF JEFFERSON AVENUE**

75,000± Sq. Ft.

A Single Level 75,000 Sq. Ft. Steel Industrial Building with 16' – 18' Ceiling, Sprinklered, 10 Docks on 2.31 Acres. Leased to Iron Mountain (Record Storage) until December 31, 2013.

New Roof And Exterior Walls Were Installed August, 2008. NOI: \$208,635.72

Rent: \$208,635.72 Full Net W/Escalations

**Sale Price: ~~\$2,295,000.00 (\$30.60/Sq. Ft.)~~**

**Reduced Price: \$1,995,000.00 (\$26.60 Per Sq. Ft.)**

(JOHN H. SHEPLEY)

**\$1,975,000.00**

**3701 CHOUTEAU**

31,398± Sq. Ft.

31,398± Sq. Ft. on Five (5) Acres. Investment Property, Truck Sales and Service Facility Renewed Lease Runs from November 1, 2009 – October 31, 2019. Excellent Location Between HWY 40 & HWY 44 in Mid Town. Main Building will Receive a New Roof by June 1, 2010 By Lessee.

**Sale Price: \$1,975,000.00**

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

**PAGE**

# INVESTMENT

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*(H. MEADE SUMMERS, III)*

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# INVESTMENT

**\$1,595,000.00**

19,997± Sq. Ft.

**8500-8512 WATSON ROAD**

Retail Investment Property with Pro-Forma Net of \$150,000.00+/- Current Rent with 80% Occupancy is \$145,364.00 Plus Tenants Pay 80% of Taxes and Insurance. Primary Tenant is Tracker Marine (Boat Sales). Other Tenants are Yes Cleaners and Dents 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**

53,000± Sq. Ft.

**5904 ENRIGHT**

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)

**\$1,395,000.00**

1.5± Acres with

57,200± Sq. Ft.

**1301 & 1313 BOLAND PLACE**

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 (\$21.35 Per Sq. Ft.)**

(JAMES NEWMAN/PETER NEWTON)

**\$1,375,000.00**

14,876± Sq. Ft. to

2,400± Sq. Ft

**7570-7580 WATSON ROAD**

14,876± Sq. Ft. Multi-Tenant Retail / Service Center Building . Great Opportunity for User/Investor. Prime South County Location Across From Kenrick Plaza, Attractive Masonry Building with Excellent Visibility, Strong Demographics, Monument And Building, Signage Available. .57±Acre Site Providing Ample Parking, Dock-High Loading, 2,400 – 7,500 Available for Lease.

**Lease Rate: \$9.75 Per Sq. Ft., Modified Gross**

**Sale Price: \$1,375,000.00 (\$92.43 Per Sq. Ft.)**

(DANIEL W.

JOHNSON)

**\$1,295,000.00**

50,000± Sq. Ft. to

25,000± Sq. Ft. to

10,000± Sq. Ft.

**Ownership  
with Income**

**REDUCED**

**MAKE OFFER**

**10413-10415 ST. CHARLES ROCK ROAD. ST. ANN, MO**

**Big Box Retail, Office/Flex or Office/Warehouse use Permitted.**

Better Known as the "Big Lots Center" this Freestanding Building Can Accommodate any of these Above Businesses. The Center is Anchored by Big Lots who Pays \$106,250.00 Per Year Plus a Prorated Maintenance Fee. **There is up to 25,000± Sq. Ft. Available for a User/Tenant or Investor.** The Available Space has Two (2) Entrances to Provide for Multi-Tenant use. The Space Offers a 22'± Ceiling, One (1) Oversized Drive-In Door, Two (2) Truck High Docks, A Wet Sprinkler System and 100% Air Conditioning.

**Lease Rate: \$4.25 Per Sq. Ft., NNN Reduced Rate: \$3.95 Per Sq. Ft., Gross**

**(25,000± Sq. Ft. Lease Rate)**

**Sale Price: \$1,495,000.00 (\$29.90 Per Sq. Ft.)**

**Reduced Price: \$1,295,000.00 (\$25.90 Per Sq. Ft.)**

(FRANK L. YOCUM/PETER PFEIFER/JOHN H. SHEPLEY)

**\$795,000.00**

12,000± Sq. Ft.

**NEW LISTING**

**2000-2008 RICHARDSON ROAD**

1± Acre improved With A 12,000± Sq. Ft. Retail Building. At Richardson & Highway 55. Excellent Visibility, Ample parking, Current CAP Rate 8.35% Fully Leased CAP 11.5%.

**Sale Price: \$795,000.00**

(JAMES NEWMAN/PETER

NEWTON)

**\$762,000.00**

**5275 HIGHWAY 47 WASHINGTON, MO 63090**

5.6± Acres on Highway 47 with 596' of Frontage on Highway 47. Six (6) Metal Buildings Ranging in Size 1,104 Sq. Ft./ 1,500 Sq. Ft. with 3 -4 Drive-In Doors. 100% Leased Month to Month. Located Approximately 2 Miles West of Highway 100. Good Retail Development Site Between Washington and Union.

**Sale Price: \$762,300.00 (\$3.50) Per Sq. Ft. / Land**

(RICHARD P.

ESSICK)

**\$235,000.00**

**5381 ARSENAL**

Fully Leased Commercial Kitchen Building (Lease Expires 8/31/2012). Some Kitchen Equipment Included in Sale. Five (5) Parking Spaces Behind the Building.

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

**PAGE**

## INVESTMENT

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Can be Purchased with 5385 Arsenal and Additional Parking Lot for \$330,000.00  
(5385 Arsenal is an Office Building Available Separately for \$110,000.00)".

**Sale Price: \$235,00.00 (\$78.33 Per Sq. Ft.)**

*(PETER NEWTON/BRIAN O'CONNELL)*

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# Institutional

57,200± Sq. Ft. on  
1.5± Acres

## 1301 & 1313 BOLAND PLACE

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 (\$21.35 Per Sq. Ft. )**

(JAMES NEWMAN/PETER NEWTON)

43,000± Sq. Ft.

## 8520 MACKENZIE

Attractive 2 Level Brick Building on a 5 Acre Site. Ideal for Institutional User or Residential Redevelopment. Built in 1930, Zoned R-5 St. Louis County. Former Afton school.

**Under Contract**

**Sale Price: \$1,695,000.00**

(HAL C. BALL)

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**

**BACK ON MARKET**

**PRICE REDUCED!**

**Sale Price: ~~\$995,000.00 (\$24.26 Per Sq. Ft.)~~**

**Reduced Price: \$800,000.00**

(FRANK L. YOCUM/PETER NEWTON)

30,800± Sq. Ft.

## 4092 ROBERTS (WINDSOR SCHOOL)

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.

**ON OPEN MARKET**

**Offering Price: ~~\$800,000.00~~**

**Reduced Price: \$595,000.00**

**REDUCED**

HAL C. BALL/PETER NEWTON)

28,773± Sq. Ft.

## 3227 SOUTH 9<sup>TH</sup> STREET – ST. AGATHA SCHOOL

A 28,773± Sq. Ft. School in the South Soulard 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.

**ON OPEN MARKET**

See [www.hillikercorp.com](http://www.hillikercorp.com) under schools for more details.

**Offering Price: \$900,000.00**

(HAL C. BALL/PETER NEWTON)

26,000± Sq. Ft.

## 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**

(HAL C. BALL/PETER NEWTON)

25,698± Sq. Ft.

## 1860 CHAMBERS ROAD

An Approximant 25,698± Square Foot Former Elementary School. The Site is 2.41 Acres And Would Work Well For any Institutional User.

**Sale Price: \$378,900.00 (\$14.74 Per Sq. Ft.)**

(JOHN R. HOOFMAN JR.)

## Institutional

24,480± Sq. Ft.

### 3522 UTAH – ST. PIUS V SCHOOL

**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](http://www.hillikercorp.com) under schools for more details.

**Offering Price: \$800,000.00**

(HAL C. BALL/PETER

NEWTON)

24,000± Sq. Ft.

### 4601 MORGANFORD ROAD (BEVO MILL AREA) SOUTH ST. LOUIS CITY

**PRICE REDUCED**

**\$25,000.00 CREDIT  
TO PURCHASER  
TOWARD  
RENOVATION**

Neighborhood Landmark Church was Built in 1925. Located at the Southwest Corner of Morganford Road and Neosho Street, Just Six (6) Blocks South of Chippewa Avenue & just North of Gravois Road & The Famous Bevo Mill Restaurant. The Masonry Structure Offers A Sanctuary Which Seats Approximately 250± People, a Gymnasium of Approximately 3,000± Sq. Ft. Across From a Kitchen/Multi-Purpose Room for Dining & Numerous Offices & Classrooms In the Balance of the Space. There Are Seven (7) Restroom Areas & A Small Elevator to Accommodate the public. There are about Twenty Two (22) Parking Spaces on Site Plus Free Parking on Both Morganford and Neosho Street. The Location has A Bus Stop In Front of The Church to Facilitate Transportation. Ideal Uses Include Religious or Not-for-Profit Organization. School, Theater or Community Center. Sale Price has Been Reduced From \$550,000.00 to **Sale Price: \$550,000.00 Price Reduced: \$279,000.00**

(FRANK L. YOCUM/PETER NEWTON)

16,210± Sq. Ft.

### 5057 RIDGE EUCLID BRANCH SCHOOL

**REDUCED**

This Two Story 16,210± Sq. Ft. School Building with a Gymnasium is on the Open Market. Built in 1966 the School is a Very Clean Facility that is 100% Air Conditioned.

Located near Page Avenue & Kingshighway Boulevard.

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

**Reduced Price: \$295,000.00**

(HAL C. BALL/PETER

NEWTON)

15,000± Sq. Ft.

### 6942 LANSDOWNE

**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)

13,000± Sq. Ft.

### 8646 JENNINGS STATION ROAD

A Church, School, and Parsonage on a Huge 2± Acre Lot. Church Seats 150±, school has Seven (7) Classrooms and Finished Lower Level. Ample Parking.

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

(PETER

NEWTON)

11,350± Sq. Ft.

### 1427 LAUREL STREET "HEMPSTEAD BRANCH"

**SOLD**

11,350± Sq. Ft. Two (2) Story Brick Former "Hempstead Branch" School on .72 Acre Site was Built in 1966. Zoned "C" Multi Family.

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

(HAL C. BALL/PETER

NEWTON)

9,000± Sq. Ft.

### 3456 JAMIESON AVENUE

**Make Offer**

Built in 1925 this 7,000 ± Sq. Ft. Church with a 200 Seat Chapel, Administrative Offices, Community Spaces, & Kitchen. Includes a 2,000± Sq. Ft. Residence in the Sale Located just Two (2) Blocks from Lindenwood Park.

~~Sale Price: \$545,000.00~~

**Reduced Price: \$325,000.00**

(PETER A. PFEIFER / POWELL KALISH)

