

FOR SALE

23,725± SF Industrial Investment

SANSONE

group

4200 Shoreline Drive

**100%
LEASED**



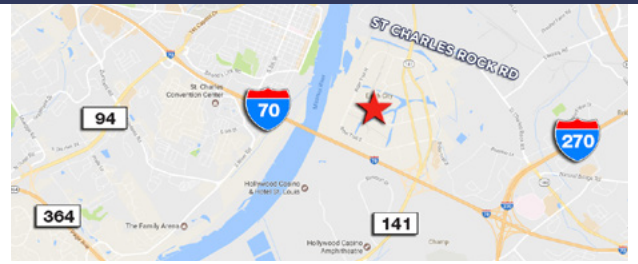
SITE DETAILS

- Industrial investment - 23,725± SF office/warehouse building
- Prime Earth City location on 1.52± acres
- Easy access to I-70, I-270 & Hwy. 370
- 15'-16' ceilings
- Wet sprinklers & 3 phase electric
- Dock-high & drive-in loading
- **SALE PRICE: \$1,325,000**



INDUSTRIAL BUILDING

4200 Shoreline Drive • Earth City, MO 63045



INVESTMENT SUMMARY

Property Size	23,725± SF
Occupancy	100% Leased
Tenancy	Multi-tenant
Net Operating Income	\$113,104
Cap Rate	8.53%

FOR MORE INFORMATION PLEASE CONTACT:

Jake Corrigan

jcorrigan@sansonegroup.com

Vince Bajardi, CCIM

vbajardi@sansonegroup.com



314-727-6664



www.sansonegroup.com

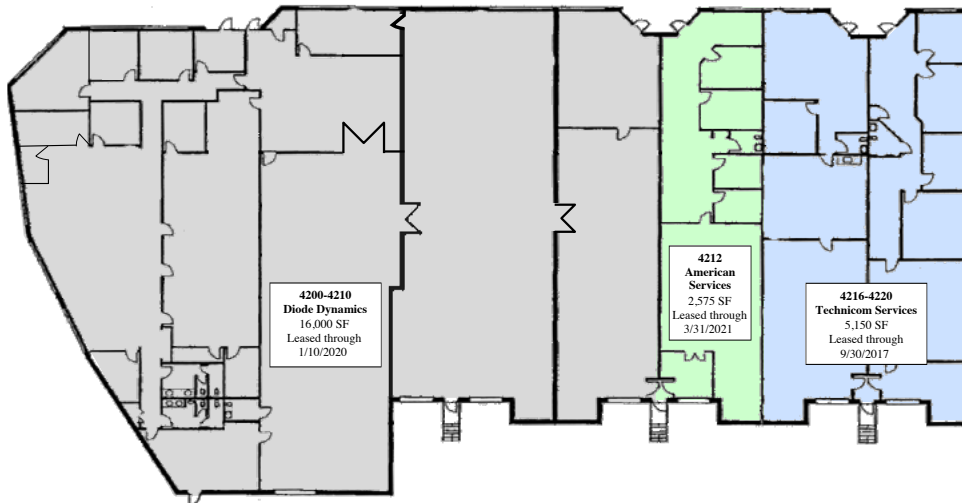


120 S. Central, Suite 500
St. Louis, Missouri 63105

FLOOR PLAN & PHOTOS

PROPERTY DESCRIPTION

Property Type:	Class B Industrial Warehouse			
Building Area:	23,725± SF			
Land Area:	1.52± acres			
Construction:	Masonry			
2016 Taxes:	\$37,837			
Year of Construction:	1987			
Clear Ceiling Height:	15'-16'			
Car Parking:	Parking Lot - 30 Spaces (3.5/1,000)			
Dock Doors:	7 Exterior			
Drive-In Doors:	1 - 10'H x 10'W			
Zoning:	FPM3			
Utilities:	Gas:	Laclede Gas	Sewer:	Metro St. Louis Sewer District
	Electric:	Ameren UE	Water:	Missouri American Water
Sprinkler System:	Wet system			
HVAC:	RTU in office areas - Gas fired units in warehouse			



FOR MORE INFORMATION:

Jake Corrigan

jcorrigan@sansonegroup.com

Vince Bajardi, CCIM

vbajardi@sansonegroup.com



120 S. Central, Suite 500
St. Louis, Missouri 63105

314-727-6664



The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.