

# FOR SALE

61,118 SF on 3± Acres

# SANSONE

group

## 601-650 East Red Bud Avenue



### SITE DETAILS

- 61,118 SF industrial property situated on 3+/- acres with approximately 3,000 SF of office space
- 1.2+/- acres of trailer/outside storage
- 14'-17' clear ceilings
- Rail spur adjacent to building (Terminal R.R.)
- Some T-5 lighting upgrades
- Wet sprinkler system
- Excellent location just north of downtown St. Louis, MO
- Immediate access to I-70
- **SALE PRICE: \$985,000**



**INDUSTRIAL BUILDING & LAND**

601-650 E. Red Bud Ave. • St. Louis, MO 63147



**FOR MORE INFORMATION PLEASE CONTACT:**

**Vince Bajardi, CCIM**  
vbajardi@sansonegroup.com

**Jake Corrigan**  
jcorrigan@sansonegroup.com



314-727-6664



[www.sansonegroup.com](http://www.sansonegroup.com)



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

# 601-650 EAST RED BUD AVENUE

## PROPERTY DESCRIPTION

<b>Property Type:</b>	Class C Industrial Warehouse			
<b>Building Area:</b>	61,118 SF			
<b>Land Area:</b>	3± Acres			
<b>Construction:</b>	Masonry			
<b>2015 Taxes:</b>	\$48,894 (\$0.80 PSF)			
<b>Year of Construction:</b>	1942 Building; Addition in 1960			
<b>Clear Ceiling Height:</b>	14'-17' Clear			
<b>Dock Doors:</b>	14 Front Loading			
<b>Drive-In Doors:</b>	1			
<b>Zoning:</b>	J			
<b>Fire Suppression:</b>	Wet Sprinkler System			
<b>Utilities:</b>	Gas:	Laclede Gas	Sewer:	Metro St. Louis Sewer District
	Electric:	Ameren UE	Water:	Missouri American Water



### FOR MORE INFORMATION:

Vince Bajardi, CCIM  
vbajardi@sansonegroup.com

Jake Corrigan  
jcorrigan@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.