

# For Sale

## Multi-Tenant Investment Property



**2000 N. 2<sup>nd</sup> Street  
St. Louis, MO 63102**

**For Sale: \$1,395,000.00**  
**(\$8.45/Sq. Ft.)**

**Contact: Patrick T. McKay**

- 165,000± Total Sq. Ft. - Warehouse and Office Space
- Great Mix of Warehouse, Production and Office Tenants
- 85% Leased to 14 Tenants
- 15% Vacancy
- **\$180,000.00± Gross Income**
- \$15,062.77 Taxes- 2016
- 3 Freight Elevators
- 7 Loading Docks
- 100% Dry Sprinkler System
- 60+ Car Fenced Parking Lot
- 8 Year Old Roof (Under Warranty)
- Excellent Access to I-70, I-44 and I-55

Office

Industrial

Retail

Institutional

Investment

Management



Commercial Real Estate  
1401 S. Brentwood Blvd.  
Suite 650  
St. Louis, MO 63144  
[www.hillikercorp.com](http://www.hillikercorp.com)

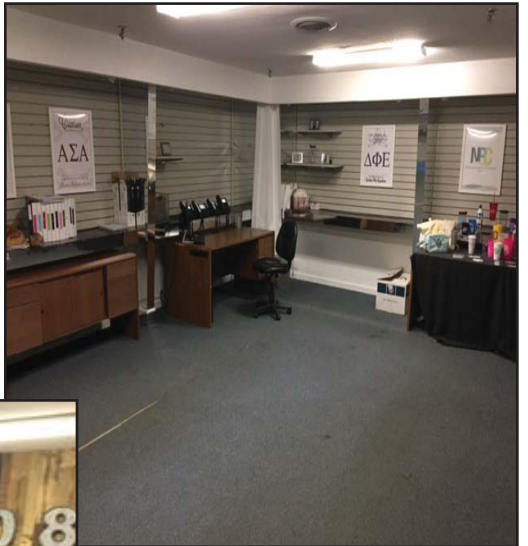
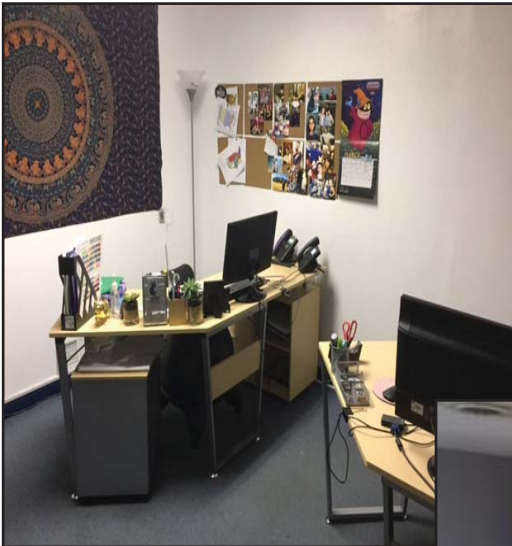
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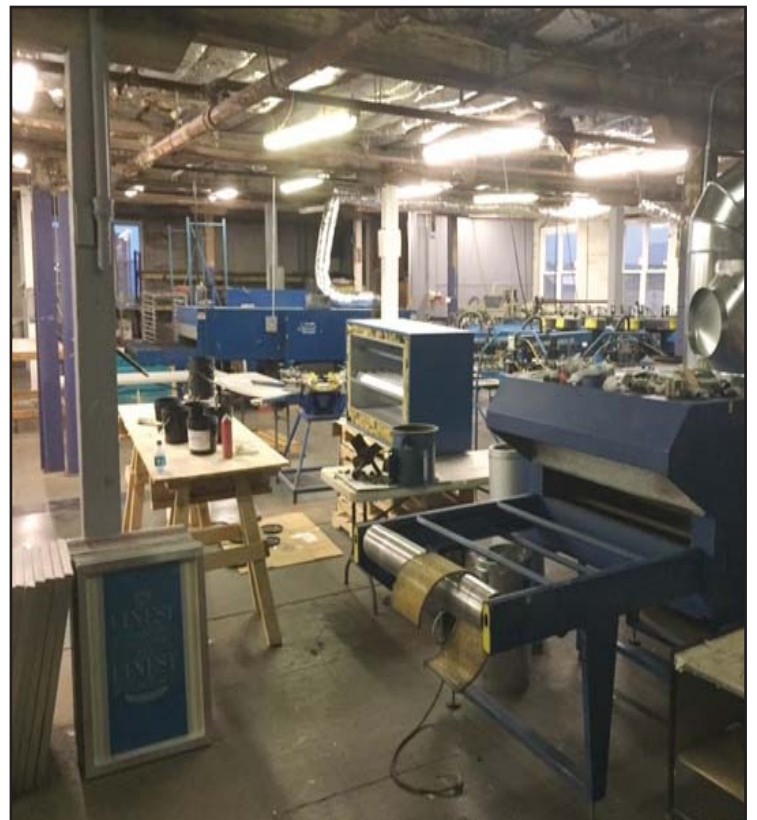
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