

For Sale

7,800± Sq. Ft. Office Warehouse

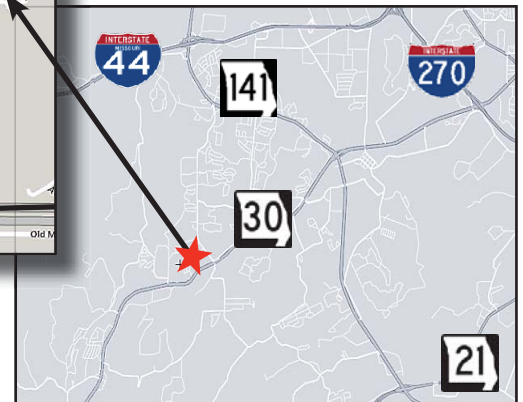
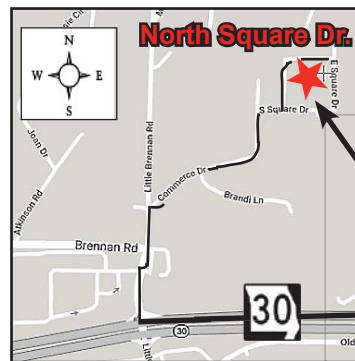


4564 North Square Drive High Ridge, MO 63049

Sale Price: \$495,000.00

Contact: A. William Aschinger

- Beautiful Office Finish
- Large Executive Office
- 33% Office Buildout
- Conference Room
- .47± Acre Site or 20,473± Sq. Ft.
- 11' Ceilings in Warehouse
- Small Fenced Yard
- 3-Phase Power



Office Industrial Retail Institutional Investment Management



Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144
www.hillikercorp.com

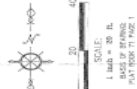
314 781 0001



Individual Membership in the Society
of Industrial and Office Realtors

ALTA/ACSM LAND TITLE SURVEY

3.0 SQUARE
LOTS 29 & 30
JEFFERSON COUNTY, MISSOURI



- BOUNDARY SETBACKS
- ADJACENT LOTS

- GENERAL NOTES**
1. THIS SURVEY WAS MADE BY THE SURVEYOR'S FIELD BOOK IT PART 1 OF THE JEFFERSON COUNTY LAND RECORDS.
 2. THIS PROPERTY HAS AN AREA OF 3.0 SQUARE FEET OR LESS.
 3. THE PROPERTY IS BOUNDARY SETBACKS BY JEFFERSON COUNTY PARO # 82-10-08-4-14-00-01.
 4. THIS SURVEY WAS MADE BY THE SURVEYOR'S FIELD BOOK IT PART 1 OF THE JEFFERSON COUNTY LAND RECORDS.

SCHEDULE OF TITLE EXEMPTION NOTES

1. THIS SURVEY WAS MADE BY THE SURVEYOR'S FIELD BOOK IT PART 1 OF THE JEFFERSON COUNTY LAND RECORDS.
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3. THE PROPERTY IS BOUNDARY SETBACKS BY JEFFERSON COUNTY PARO # 82-10-08-4-14-00-01.
4. THIS SURVEY WAS MADE BY THE SURVEYOR'S FIELD BOOK IT PART 1 OF THE JEFFERSON COUNTY LAND RECORDS.

ENFORCEMENT NOTES

1. THIS SURVEY WAS MADE BY THE SURVEYOR'S FIELD BOOK IT PART 1 OF THE JEFFERSON COUNTY LAND RECORDS.
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4. THIS SURVEY WAS MADE BY THE SURVEYOR'S FIELD BOOK IT PART 1 OF THE JEFFERSON COUNTY LAND RECORDS.

ZONING NOTES

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3. THE PROPERTY IS BOUNDARY SETBACKS BY JEFFERSON COUNTY PARO # 82-10-08-4-14-00-01.
4. THIS SURVEY WAS MADE BY THE SURVEYOR'S FIELD BOOK IT PART 1 OF THE JEFFERSON COUNTY LAND RECORDS.

IF FOUND

- RECORD AND SURVEY
- CAS METER
- WATER METER
- CAS VALVE
- UTILITY POLE
- MANHOLE
- FIRE HYDRANT
- REGULAR PARKING SPACES

IF FOUND

- WATER
- CELE. BEAKERS/OUTLET
- TOILET
- SEWER
- DR. CEED BOOK
- CAS VALVE
- UT. POLE
- UNDERSIDE PHONE
- MANHOLE
- WATER

REGULAR PARKING SPACES

DATE	TIME	LOCATION	REMARKS

NOTES

This plat was prepared from the survey data and the information provided by the owner. The surveyor is not responsible for the accuracy of the information provided by the owner. The surveyor is not responsible for the accuracy of the information provided by the owner.

LEGAL DESCRIPTION

LOT 29 AND 30 OF 3.0 SQUARE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 71 PAGE 17 OF THE JEFFERSON COUNTY RECORDS.

ALTA/ACSM LAND TITLE SURVEY

JEFFERSON COUNTY, MISSOURI

THIS IS TO CERTIFY THAT THE SURVEYOR HAS PERSONALLY EXAMINED THE SURVEY AND THE INSTRUMENTS USED IN THE SURVEY AND THAT THE SURVEY IS ACCORDING TO THE REQUIREMENTS OF THE MISSOURI SURVEYING ACT AND THE MISSOURI LAND SURVEYING BOARD. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.

REGISTERED LAND SURVEYORS

ALTA/ACSM COMPANY, INC.

REGISTERED LAND SURVEYORS

ALTA/ACSM COMPANY, INC.

MISSOURI SURVEYING BOARD

REGISTERED LAND SURVEYORS

ALTA/ACSM COMPANY, INC.

