



# FOR SALE

31,712 ± Sq.Ft. Office/Warehouse on 1± Acre  
45 Car Parking

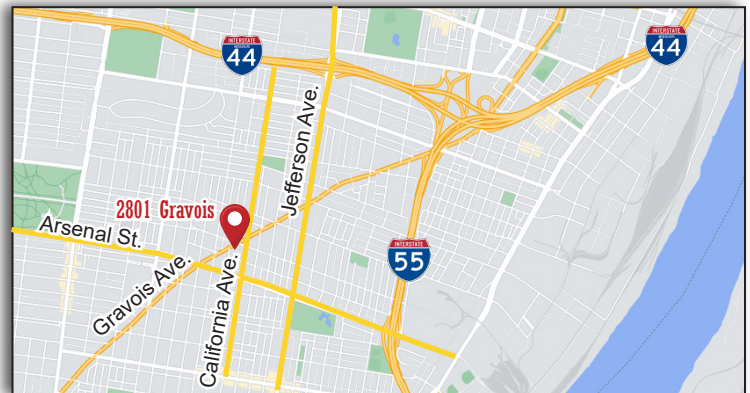


**2801 Gravois | St. Louis, MO 63118**  
**2817-2825 California Ave**

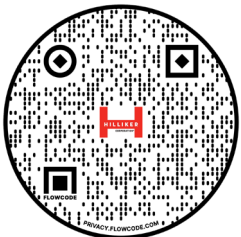
**Sale Price: \$795,000.00 (\$25/Sq.Ft.)**

**Contact: Peter Newton**  
**peter@hillikercorp.com**

- 19,040 Sq. Ft. Two Story Office/Warehouse (Plus Full Basement)
- Connected To 12,672 Sq. Ft. Warehouse Building
- Freight Elevator In Two Level Building
- Zoned "F" Neighborhood Commercial
- 45 Car Parking
- Two Drive-Through Doors Plus Additional Door




**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)

**314-781-0001**

 Individual Memberships in the Society  
of industrial and Office Realtors

Information is from appropriate sources but is not guaranteed. No representations is made to environmental or other conditions of property. We recommend purchaser investigate fully.