

# For Sale

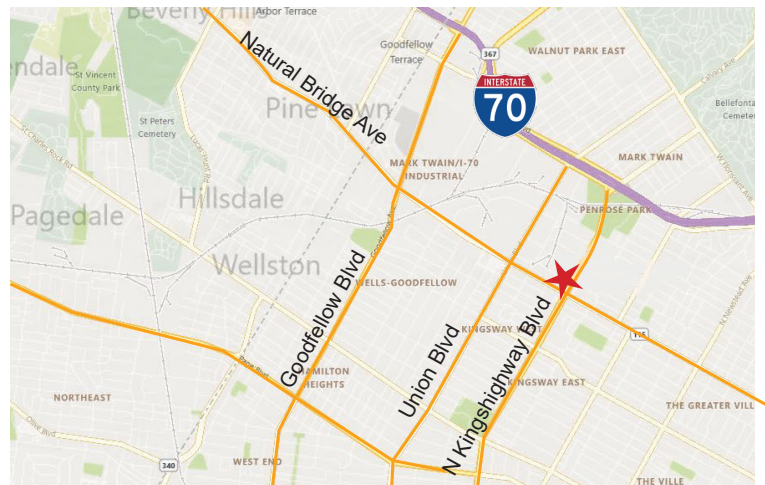
640,000± Sq. Ft. on 9.712± Acres

3901 N. Kingshighway Blvd.  
St. Louis, MO 63115  
(Near Natural Bridge)



## Sale Price: \$4,975,000 (\$7.77/Sq. Ft.)

- 4 main buildings connected with passageways
- See back of brochure for building information and site plan
- Secured, storage yard at the rear of the site (West)
  - 126,324± SF (2.9± Acres)
  - Asphalt Paved
  - Automated gate with key card entry
- Excess secured land at the front of the site (East)
  - 67,518± SF (1.55± Acres)
- P&L Statement Available



Contact: Jake Shepley  
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Office Industrial Retail Institutional Investment Management

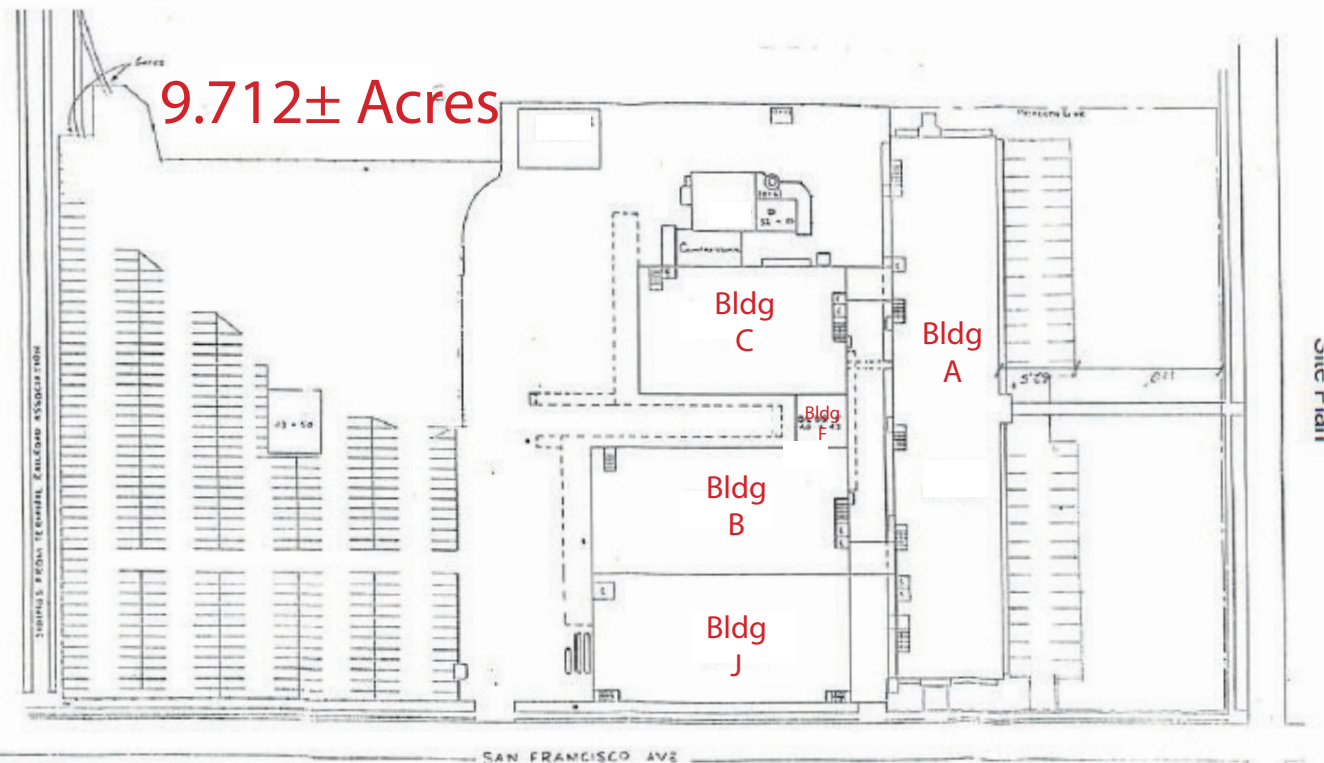


Commercial Real Estate  
1401 S. Brentwood Blvd.  
Suite 650  
St. Louis, MO 63144  
[www.hillikercorp.com](http://www.hillikercorp.com)



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**Building A: 235,200± SF (80' x 420')**

- 8 levels with 2 drive-in doors
- Each floor plate: 33,600± SF
- Roof is currently leased to 4 cellular companies  
1 owned by building (T-Mobile + AT&T)
- 2 Passenger elevators
- 5 enclosed stairways

**Building C: 112,000± SF 9 (100' x 160')**

- 8 levels
- Each floor plate: 16,000± SF
- 2 freight elevators (4,500 LB + 10,000 LB)
- 2 enclosed stairways
- Dock access

**Building F: 1,720± SF**

- 1 story
- Connects Building B with Building C

**Building B: 140,000± SF (100' x 200')**

- 8 levels
- Each floor plate: 20,000± SF
- 2 freight elevators 4,500 LB, 1 Automobile Elevator from Lower Level to 4th Floor
- Public storage units
- 2 enclosed stairways
- Dock access

**Building J: 60,000± SF (100' x 200')**

- 4 levels
- Each floor plate: 20,000± SF
- One 10,000 lb freight elevator
- 2 enclosed stairways
- Dock access

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