

# For Sale

## 42,283 ± Sq. Ft. Office Warehouse (Plus 1/2 ± Acres of Outside Storage)

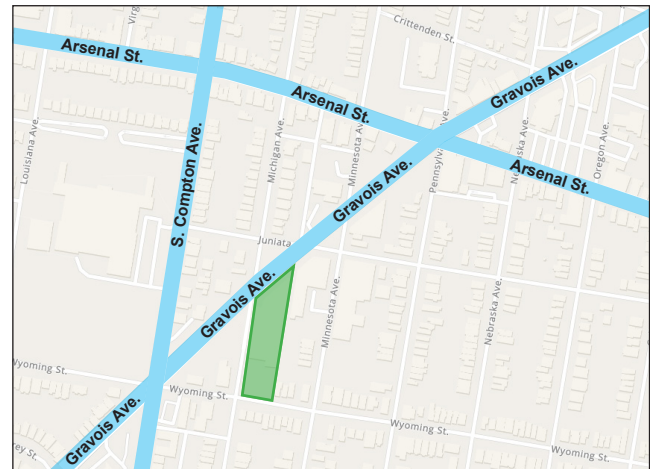


**3130 Gravois Ave. St. Louis, MO 63118**

**Sale Price: \$2,110,000**

- Renovated 3,000 ± sq. ft. office
- 20' plus ceilings throughout
- Loading dock
- Three (3) drive in doors
- Fenced outside storage
- New Roof by June 1st, 2023

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Office Industrial Retail Institutional Investment Management



Commercial Real Estate  
1401 S. Brentwood Blvd. Suite 650  
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**314-781-0001**

Individual Membership in the Society  
of Industrial and Office Realtors.



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



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