

# For Sale

12,100± Sq. Ft. Office/Warehouse

2819 Breckenridge Ind. Ct.  
Brentwood, MO 63144



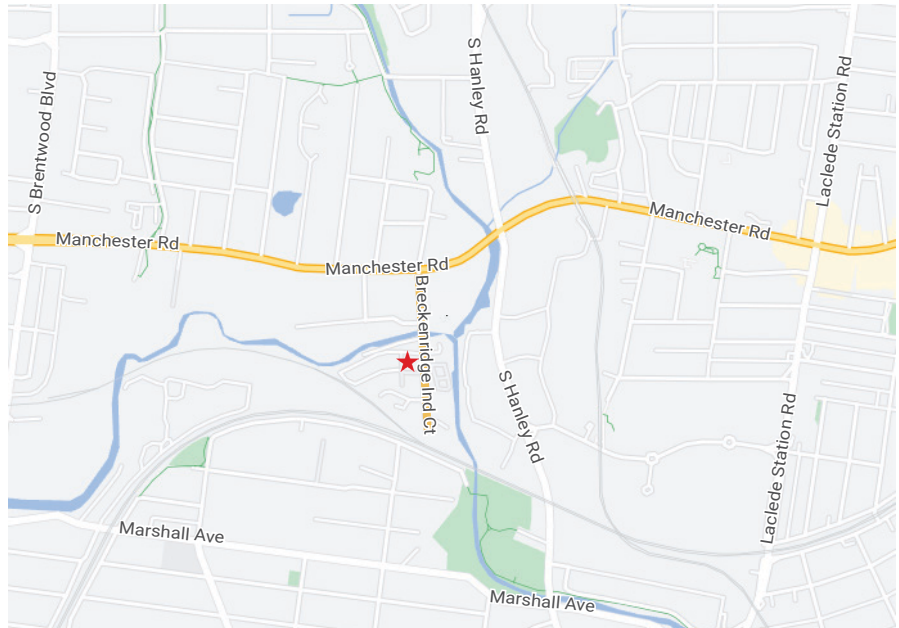
## For Sale: \$1,331,000

- 4,500± Sq. Ft. of Nice Office
- 12 Private Offices
- Conference Room
- 900± Sq. Ft. Show Room
- Kitchen Area
- 7,600± Sq. Ft. Warehouse
- 13' Warehouse Ceilings

**More Pictures and Survey on Back**

**Will Aschinger**

[waschinger@hillikercorp.com](mailto:waschinger@hillikercorp.com)



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**

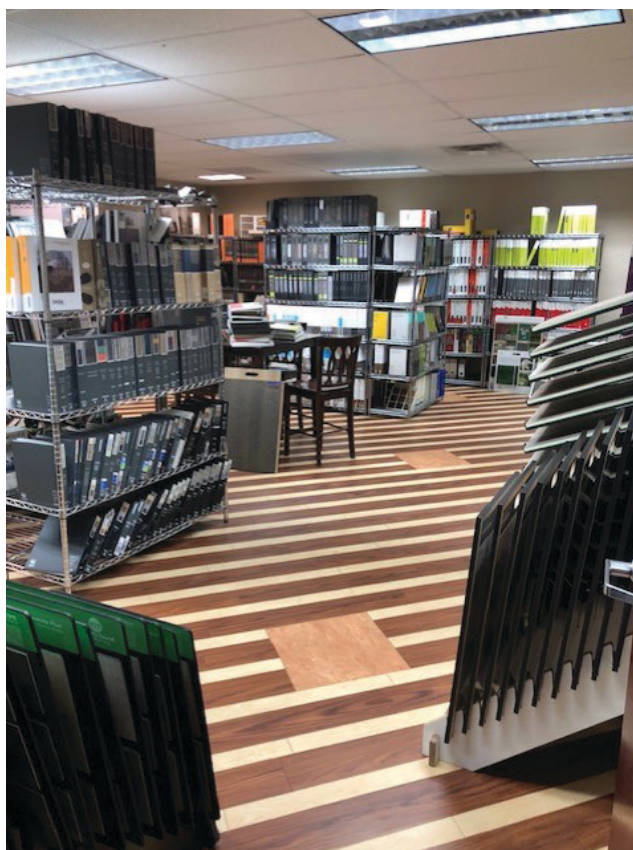


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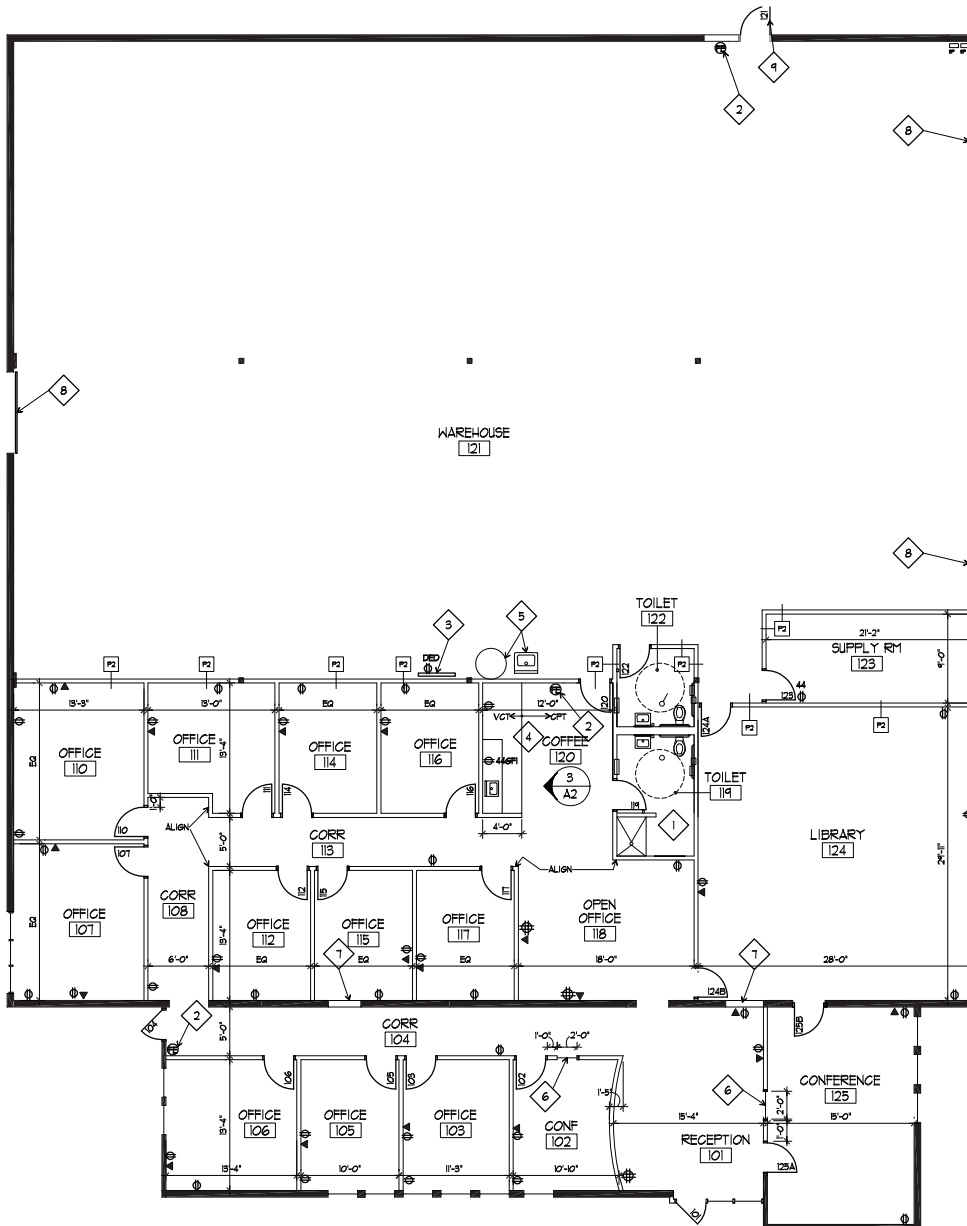
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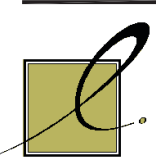


3 ARCHITECTURAL FLOOR PLAN  
AI SCALE = 1/8" = 1'-0"



### GENERAL NOTES

1. ALL PARTITIONS TO BE TYPE P1 EXCEPT AS NOTED.
2. ALL RECEPTACLES ARE NEW.



LINEA DESIGN, INC.  
INTERIOR DESIGN

8000 Maryland Ave  
Suite Number 1320  
Clayton, MO 63105

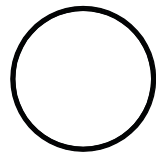
PH: 314-721-0044  
FAX: 314-480-7229  
dulle@linea-stl.com

Lexicon  
2819 Breckenridge Industrial  
Saint Louis, Missouri

MICHAEL E. BAUER  
ARCHITECTURE

448 Conway Gardens Ln  
St. Louis, MO 63131

PH: 314-835-9000  
FAX: 314-835-9009



I HEREBY SPECIFY, PURSUANT TO  
RMO 322.011 THAT THE  
DOCUMENTS INTENDED TO BY

Office Industrial Retail Institutional Investment Management



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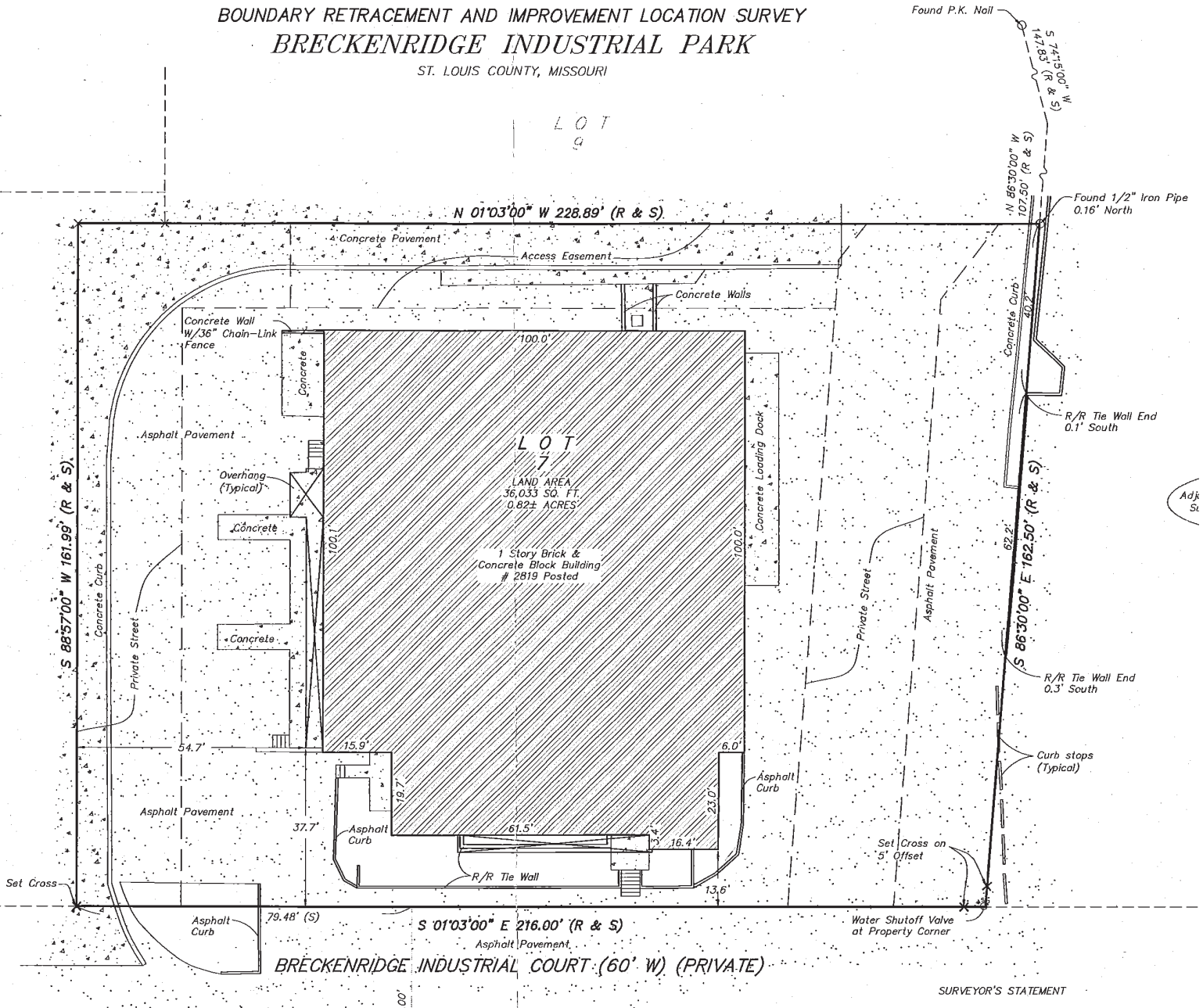
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### BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY BRECKENRIDGE INDUSTRIAL PARK ST. LOUIS COUNTY, MISSOURI



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