

FOR SALE OR LEASE

9605-9655 Lilac Dr. St. Louis, MO 63135



FOR SALE OR LEASE 13,000± Sq. Ft. Vehicle Maintenance Building

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- Large shop with 6-14' High Drive-in Doors
- Drive Thru Repair Shop
- Electric Door Openers
- 2,000± Sq. Ft. Office Space
- 2 Large Private Offices
- Open Workstation Area
- 4 Restrooms Total (2 in Shop)
- Separate Office Area for Shop Personnel
- 8± Acre Compacted Rock/Stabilized Yard
- 17.41± Acre Total Site Allowing for Expanded Parking
- Storage Area with Drive-in Door
- 2 Exterior Loading Docks
- Fueling Pad with Electric and Safety Bollards
- Fenced and Gated Site Ideal Setup for:
 - Trucking Companies
 - Contractors
 - Equipment Rental Firms
- Former Maxim Crane Facility
- Alarm System
- Updated HVAC Units
- Outside Storage Allowed
- Located 2.5 Miles South of I-270 and Riverview Dr.
- Excellent Location to Access Hall Street Freight Corridor and I-70

For Sale: \$1,575,000.00

For Lease: \$12,500.00 NNN

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Office

Industrial

Retail

Institutional

Investment

Management

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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