



FOR SALE

**6300 ETZEL AVENUE
SAINT LOUIS, MO**

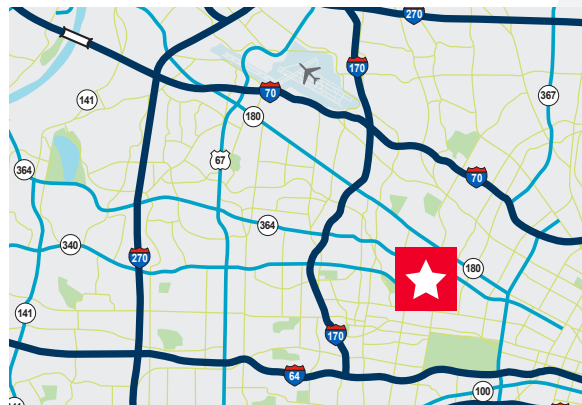
78,552 SF MANUFACTURING FACILITY

Property Highlights

| | |
|-------------------------|---|
| Total Available: | 78,552 SF |
| Office Area: | 318,000 SF |
| Production Area: | 328,000 |
| Warehouse Area: | 333,000 |
| Site Area: | 5.38 Acres (14 parcels) |
| Clear Height: | 10'-21' |
| Loading | Seven (7) 9'x10' Docks |
| | Two (2) Grade Level Drive-Ins |
| Outside Storage: | 31 Acre, paved, fenced and lit |
| Trailer Parking: | 35 spaces with concrete dolly pads |
| Power: | Heavy power |
| SALE PRICE: | \$2,500,000 (\$31.83/SF) |

Building Features

- Ideal Owner/User Building
- Located approximately 0.5 miles from MetroLink station
- Centrally located 3 miles from downtown Clayton



Contact

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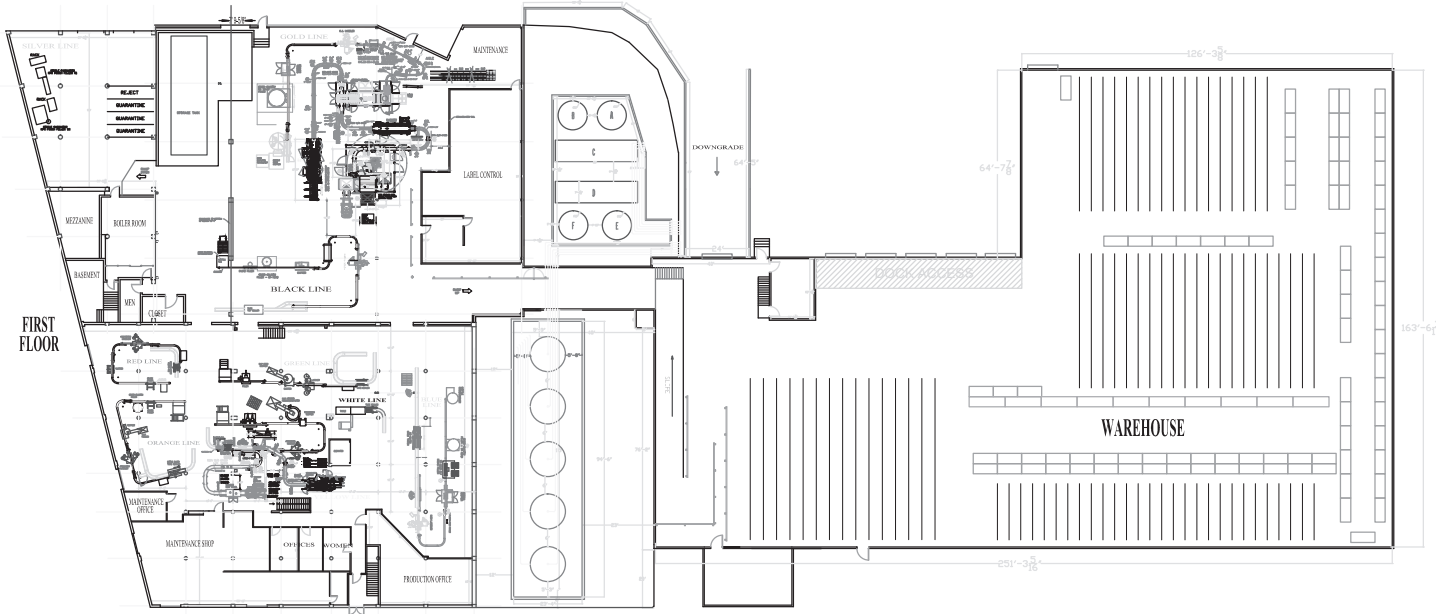
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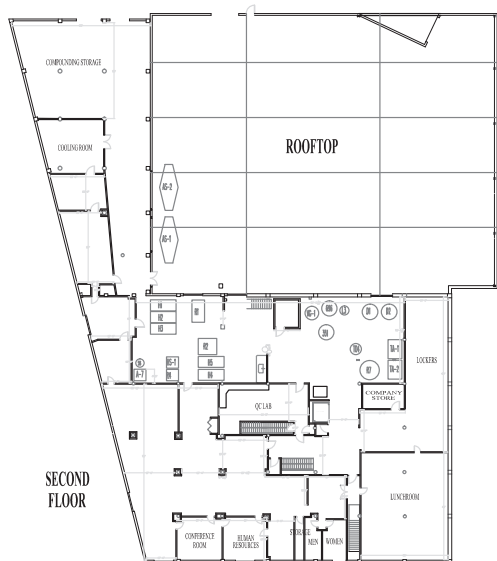


FLOOR PLANS

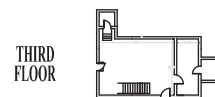
FIRST FLOOR



SECOND FLOOR



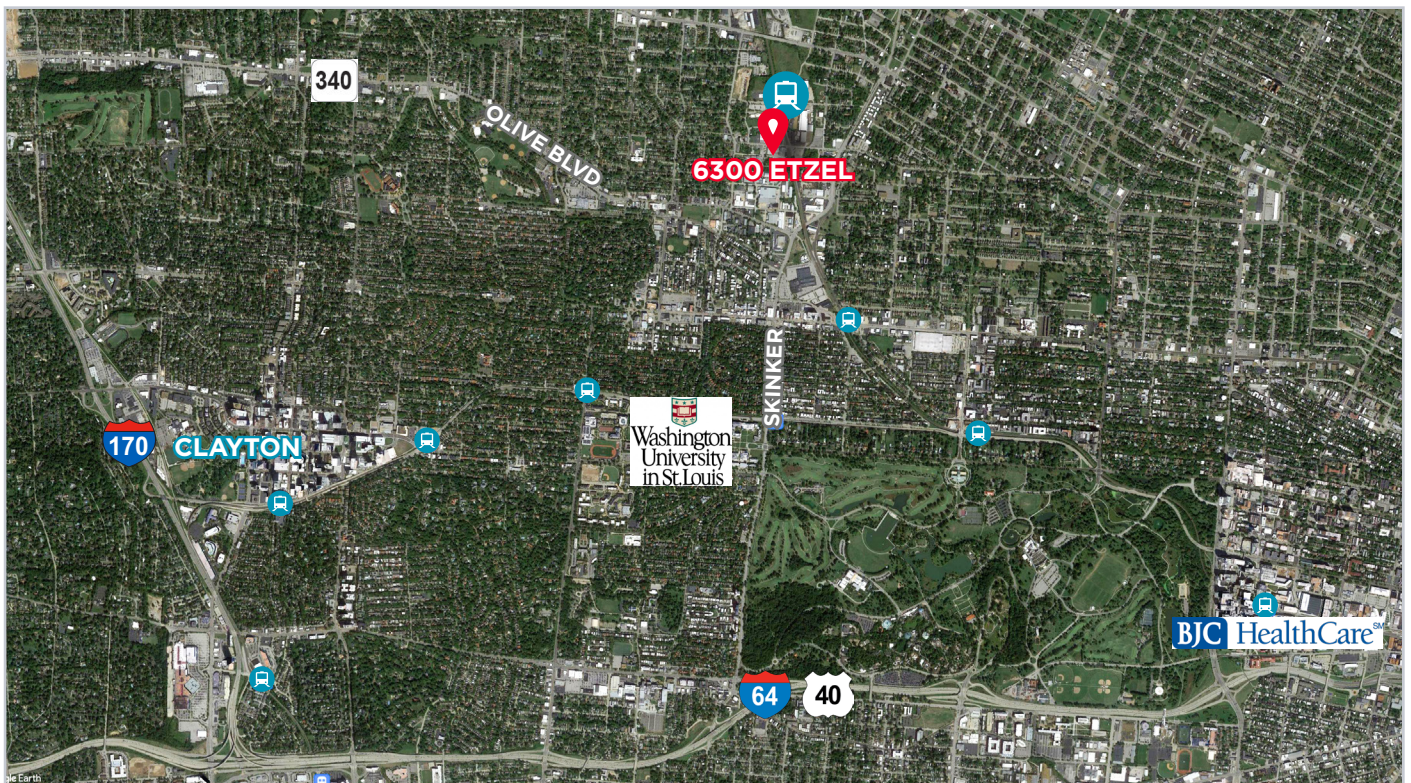
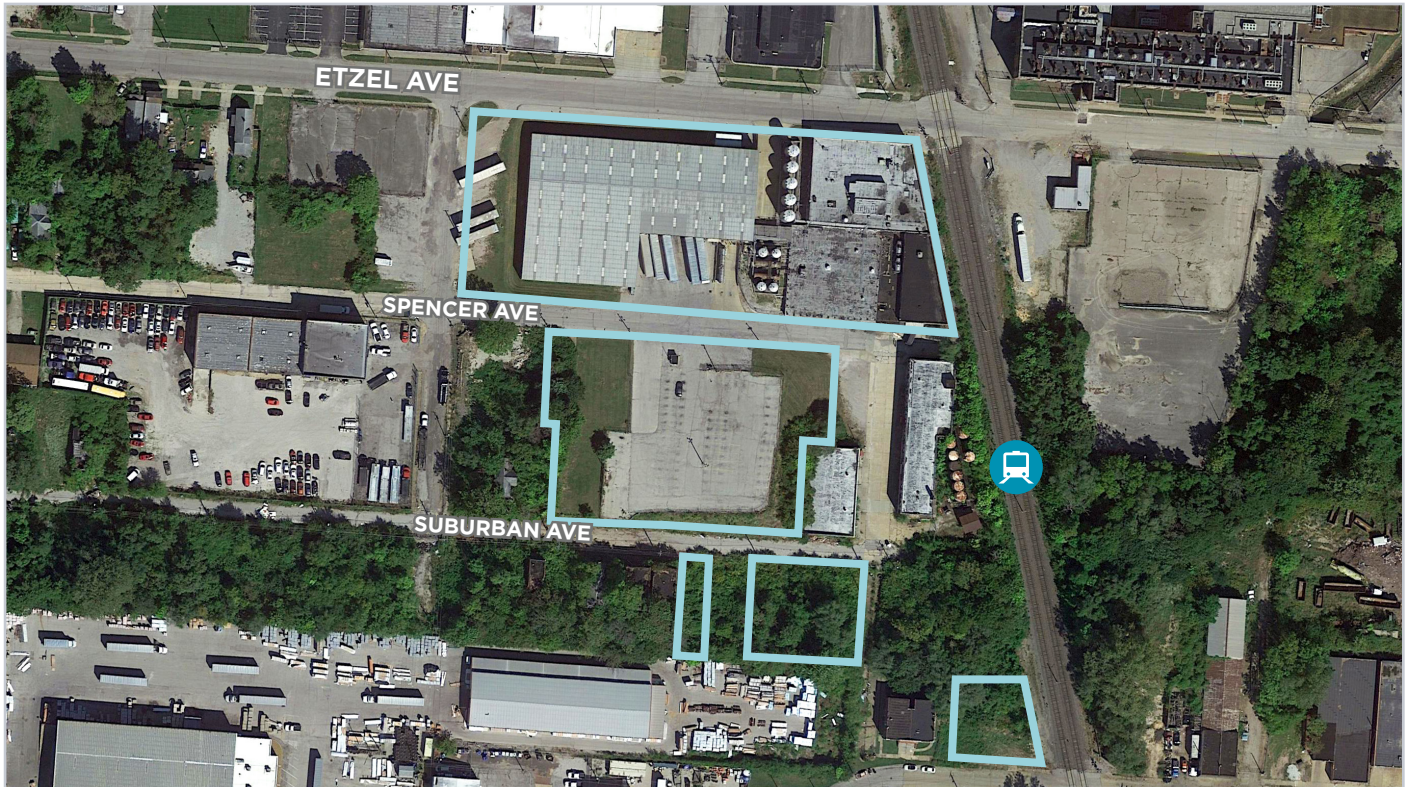
THIRD FLOOR



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AERIAL



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6300 Etzel Avenue
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