

FOR SALE

**4330 S. Broadway
St. Louis, MO 63111**

**29,390 Sf. Warehouse / Retail
2.6 Acres.**



BUILDING FOR SALE

- 29,390 Sf. warehouse / retail building. Former supermarket.
- 2.6 Acre lot.
- Zoned-FJ (Industrial & Neighborhood Commercial).
- 3 tractor trailer loading docks, plus 2 other docks.
- Located on I-55 and near the S. Broadway exit.
- Traffic count 90,000+ vpd on I-55 MoDot.
- Large parking lot (103+ parking spaces).
- Fire suppression.
- Potential uses include: warehouse / storage, truck depot, automotive, micro-brewery, retail, gas station, truck stop, manufacturing, and more.

List price \$1,250,000.00

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