



Colliers

For Sale or Lease

812 East Taylor Avenue
St. Louis, MO 63147

Strategically located highway commercial/
truck service facility with outside storage

- > 95,700 SF total building size
- > 55,750 SF available for lease or owner/occupant
- > Long-term additional income provided by national credit tenant occupying 39,950 SF
- > Relocating current tenant
- > ±5 AC fenced & secure outside storage
- > 8,000 SF office
- > Showroom for customer traffic
- > 18'-24' clear
- > Floor drains in warehouse
- > 50' x 50' column spacing
- > ESFR Sprinkler
- > Four (4) drive-in vehicle maintenance bay doors (12' x 14')
- > Two (2) drive-in doors
- > Three (3) dock-high loading
- > Great visibility and highway access

Sale Price:

\$92.69
PSF

Lease Rate:

\$9.95
PSF / NNN

Contact us:

Daniel Bamberger

Senior Vice President

+1 314 584 6226

dan.bamberger@colliers.com

Joe Hill CCIM, SIOR

Executive Vice President

+1 314 584 6213

joe.hill@colliers.com

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101 South Hanley Road

Suite 1400

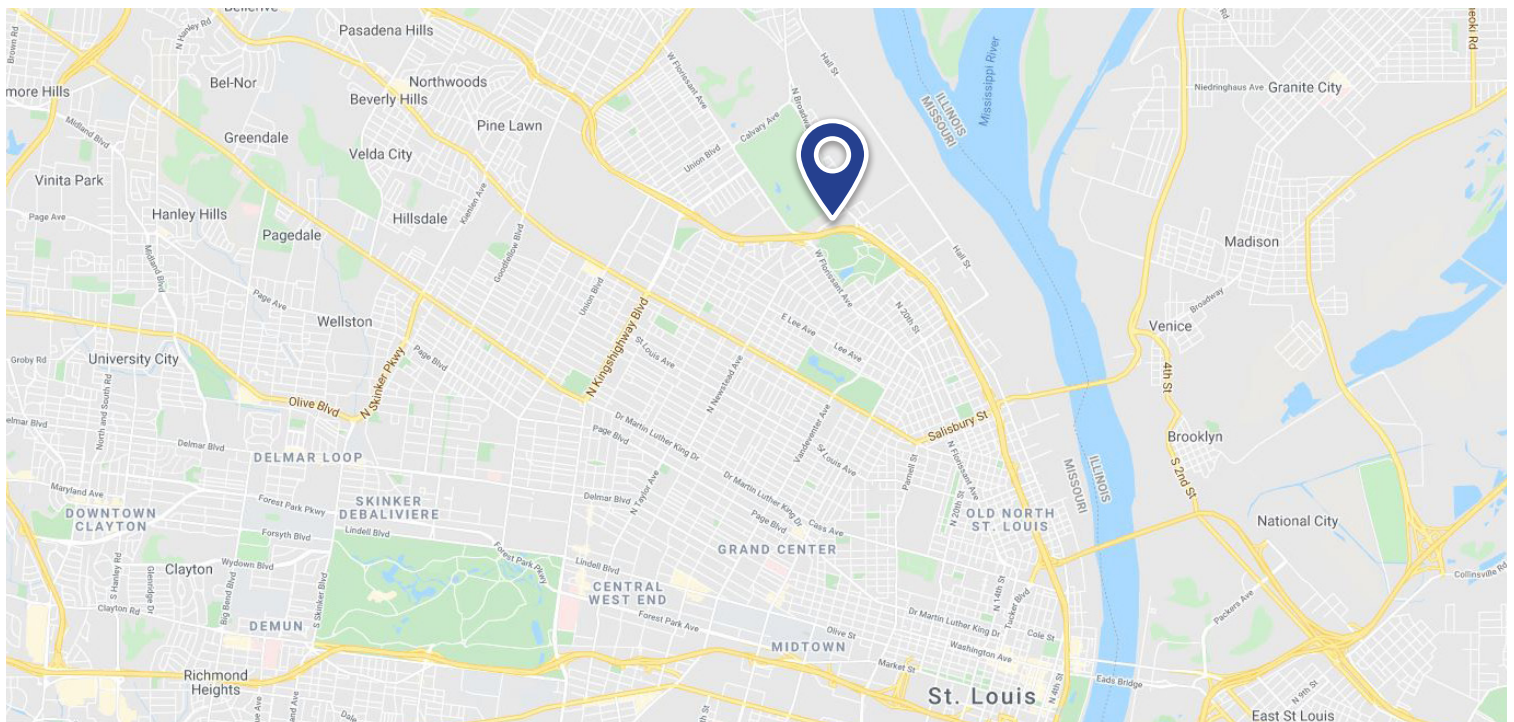
St. Louis, MO 63105

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Accelerating success.

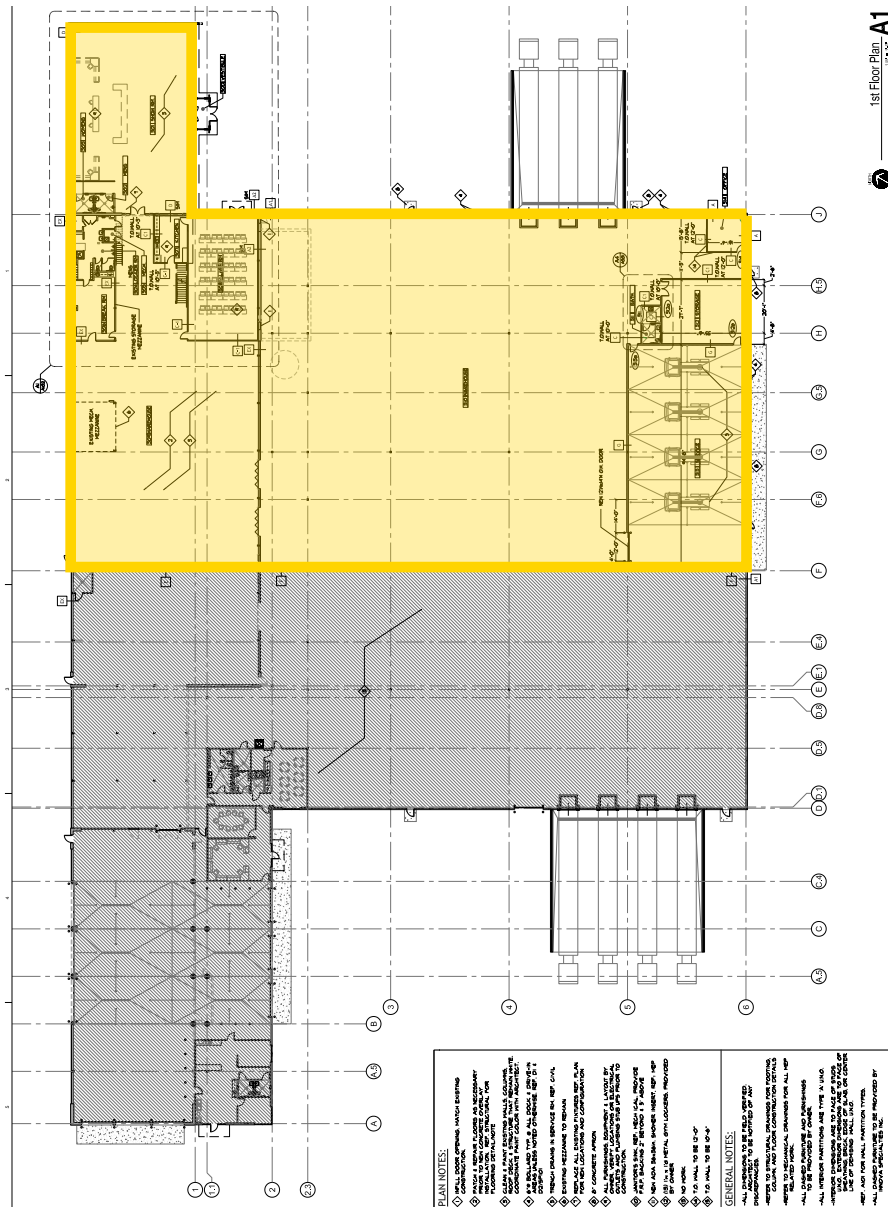
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Floor Plan



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