



INDUSTRIAL FOR SALE

3906
Ventures Way
EARTH CITY, MO 63045

58,250 SF
INDUSTRIAL
BUILDING

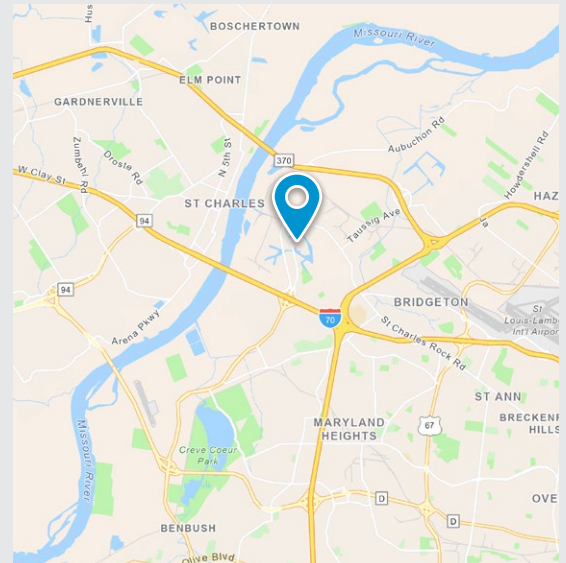


PROPERTY HIGHLIGHTS

- 58,520 SF with 6,700 SF of office
- Located on 6.07 AC
- 24' ceiling height
- Dock-high doors: Five (5) 10'x10' and 2 with pit levelers
- Drive-in doors: One (1) large 12'x12'
- Parking: 57 spaces
- Columns: 40'x40'
- Electric: 600 amps, 277/480 volt, 3-phase service, and Kohler backup generator
- Lighting: T-5 and LED
- Roof: 2012
- Well-maintained property
- Quick access to I-70, Highway 370, and I-170

SALE PRICE

\$3,425,000 (\$58.53/PSF)



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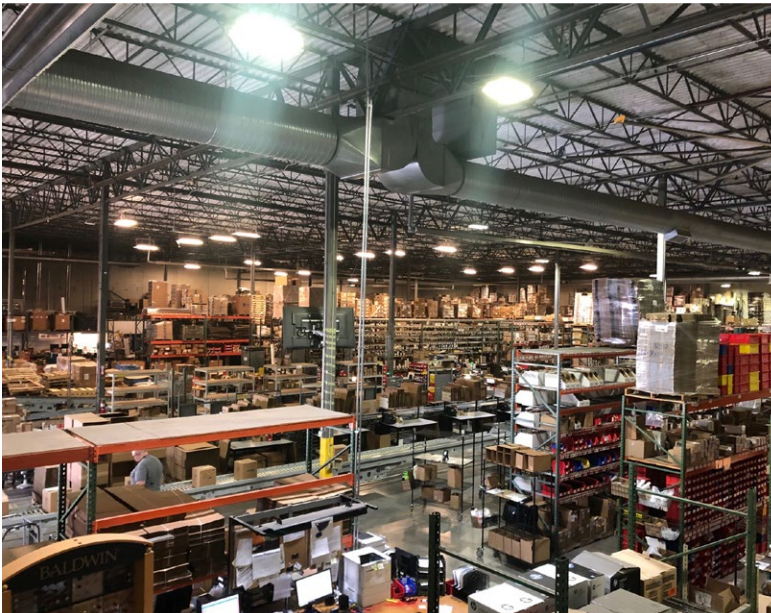


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