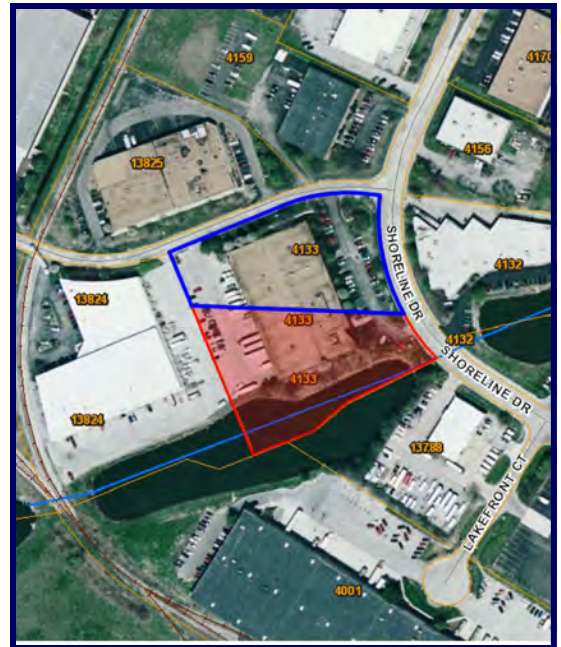


**4133 Shoreline Dr.
Earth City, MO 63045
(Suburban St. Louis)**

**54,000 +/- SF Office/Warehouse
Building on 4.17 +/- acres**



**FOR SALE
\$2,159,040.00
(\$40.00/SF)**



- ◆ **53,976 sf total**
 - 12,910 sf office (24%)**
 - 41,066 sf warehouse (76%)**
 - 1—8' X 12' drive-in door
 - 14-8' X 8' dock high doors
 - heated warehouse
- ◆ **75 +/- vehicle parking**
- ◆ **Zoned M-3**
- ◆ **Priced below appraised value**
 - Motivated seller



DEMOGRAPHICS			
	<u>5 Mile</u>	<u>10 Mile</u>	<u>15 Mile</u>
Population	129,188	512,572	1,196,024
Household			
Income (Avg)	\$72,716	\$79,415	\$79,387

**Great Earth City
Location!**



1000 Macklind Avenue, St. Louis, MO 63110
www.kaplanrealestate.com

For more information please contact
DAVID WRIGHT
314.652.7000 x 109
314.422.1689 cell

4133 Shoreline Dr. Earth City, MO 63045



Rear of Building



Rear of Building

KAPLAN
REAL ESTATE CO. INC.

1000 Macklind Avenue, St. Louis, MO 63110
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