

FOR SALE: 44,125± SF Office/ Warehouse Building

3555 Scarlet Oak Blvd.
(Tree Court Industrial Park)
St. Louis, MO 63122

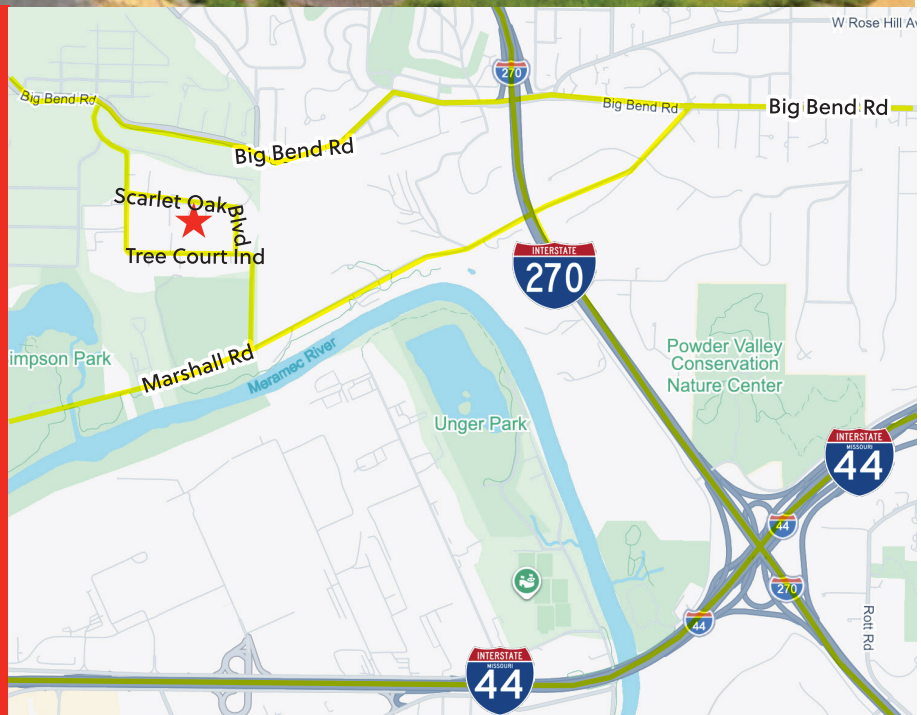


For Sale

Sale Price
\$3,895,000.00

Features

- 2.34± Acre Site
- Newer 8,000± Sq. Ft. Office
- Seven (7) Docks
- One (1) Drive-in (10 x 14')
- Electrical Service (*multiple*)
 - 800A, 277/480V, 3-Phase, 4-Wire
 - 1,000A, 240V, 3-Phase (delta)
- 18' Clear Height
- Very Clean Building
- Newer TPO Roof - *transferable warranty*
- Recently upgraded asphalt parking lot (*full replacement*)
- Out of Flood Zone
- Building occupied through 12/26



Contact

Paul Redel
predel@hillikercorp.com
314-781-1159

Hal C. Ball, SIOR
hball@hillikercorp.com
314-781-0001



Hilliker Corporation | www.hillikercorp.com | **314-781-0001**
1401 S. Brentwood Blvd. Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

Individual Membership in the Society of Industrial and Office Realtors.  S I O R

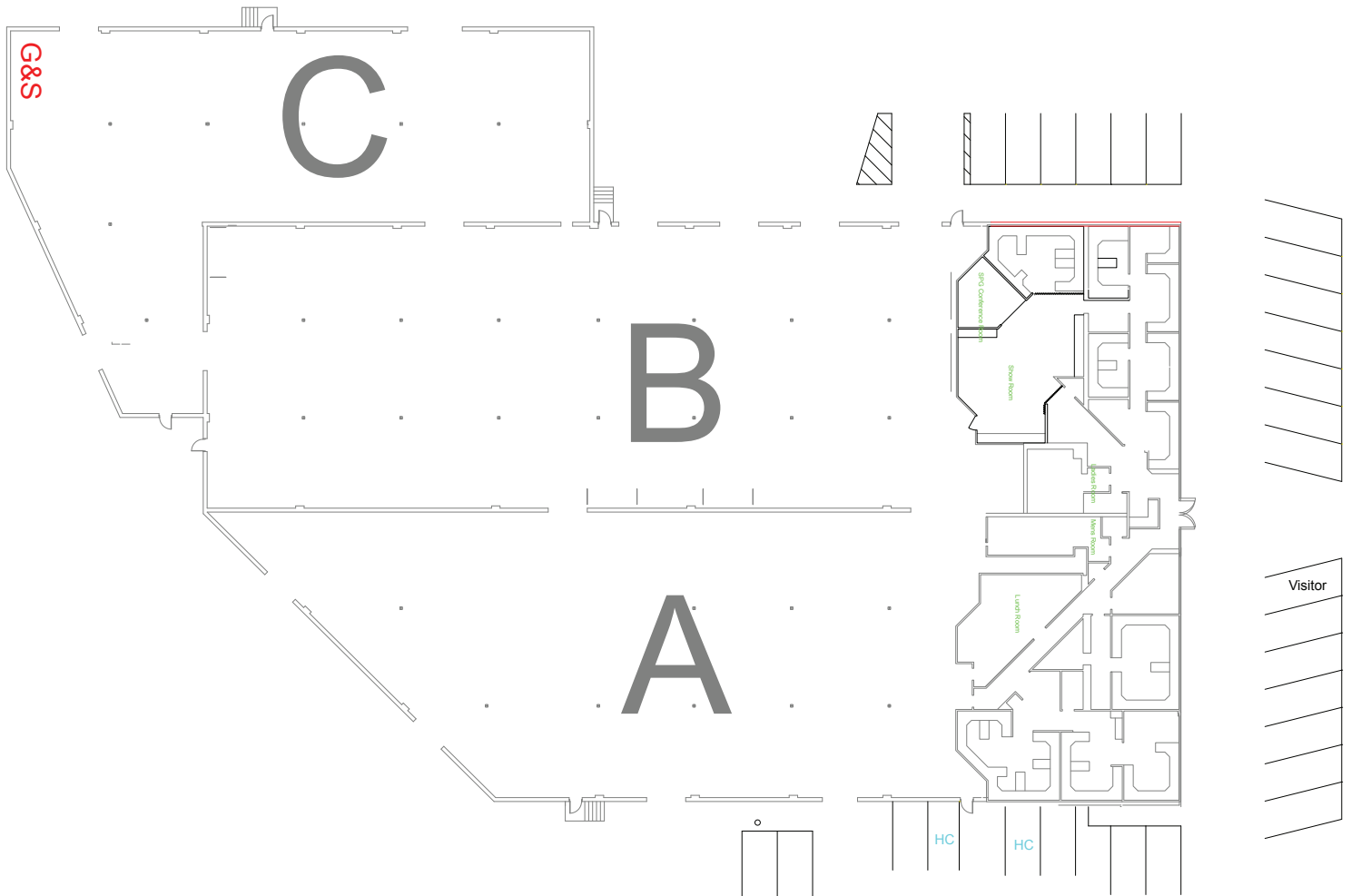
FOR SALE: 44,125± SF Office/ Warehouse Building

3555 Scarlet Oak Blvd.
(Tree Court Industrial Park)
St. Louis, MO 63122



FOR SALE: 44,125± SF Office/ Warehouse Building

3555 Scarlet Oak Blvd.
(Tree Court Industrial Park)
St. Louis, MO 63122



Paul Redel
predel@hillikercorp.com
314-781-1159

Hal C. Ball, SIOR
hball@hillikercorp.com
314-781-0001



Hilliker Corporation | www.hillikercorp.com | **314-781-0001**
1401 S. Brentwood Blvd. Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

Individual Membership in the Society of Industrial and Office Realtors.  SIOR