

6068 BAUMGARTNER INDUSTRIAL DR.
ST. LOUIS, MO 63129



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PROPERTY HIGHLIGHTS

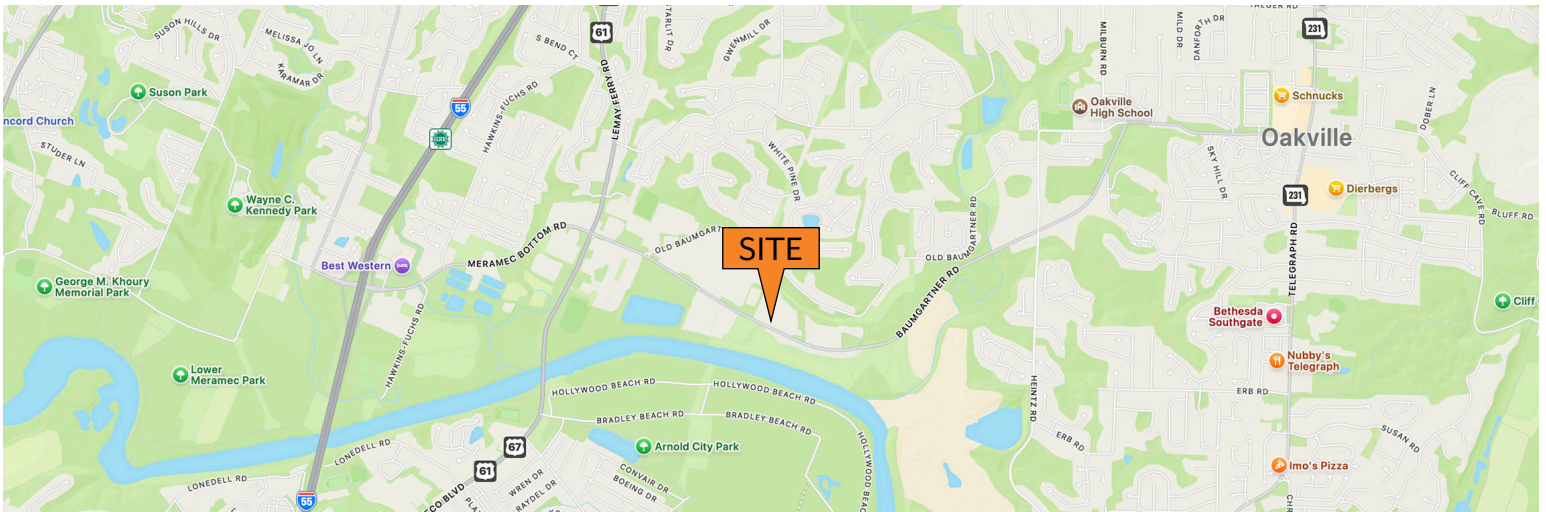
- ▶ 15,000± SF Industrial/Manufacturing Building
 - 1,350 ± SF Office on 1st Floor
 - 1,500 ± SF Office in Mezzanine
- ▶ 3 ton and 1 ton existing automatic cranes
- ▶ 1 additional manual crane
- ▶ 2 docks and 1 drive-in
- ▶ Zoned M-1 Light Industrial in St. Louis County
- ▶ New Roof and New HVAC in Q4 2026
- ▶ **Sale Price: \$2,200,000**

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Distracting interior items have been digitally removed to better display the structural layout and architectural features.



Information herein has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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