



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

9,000+ SF Office/Warehouse

2207 South 12th St, St. Louis, Missouri 63104
St. Louis County

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Basic Details

Listing No:	2963
Sale Or Lease:	For Sale
Building Size (Sqft):	9,020 Sqft.
Lot Size (Acres):	0.28 Acre(s)
Total Sqft Available:	9,020 Sqft.
Sale Price:	\$575,000
Sale Price Per Sqft:	\$63.75

Address

Country:	US
State:	MO
County:	St. Louis
City:	St. Louis
Zipcode:	63104
Street Number:	2207
Street:	South 12th
Street Suffix:	St

Square Foot Information

Building Total Sqft:	9,020 Sqft.
Total Sqft Available:	9,020 Sqft.
Office:	2,584 Sqft.
Warehouse:	6,436 Sqft.
Max Contiguous Sqft:	9,020 Sqft.

Facility Information

Drive-In Doors:	3
Drive-In Door Size:	12' X 14'
Heating:	Warehouse/Office
Cooling:	Warehouse/Office
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes

Property Information

Parcel No:	0788-9-080.000
Zoning:	Commercial
Parking:	3
Parking Surface Type:	Concrete
Property Tax:	\$7,758.35
Tax Year:	2023

Land Measurements

Acres:	0.28 Acre(s)
Frontage:	75 ft
Depth:	160 ft

Transportation

Interstate:	I-55 & I-44
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Structural Data

Year Built:	1970
Class:	B
Clearance Min:	13 ft
Clearance Max:	16 ft
Roof:	Asphalt
Exterior:	Brick
Floor Type:	Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	Missouri American
Water Provider Location:	On Site
Sewer Provider:	City of Saint Louis
Sewer Provider Location:	On site
Gas Provider:	Spire
Gas Provider Location:	Onsite
Electric Provider:	Ameren
Electric Provider Location:	Onsite
AMPS:	400
Phase:	1
Low Volts:	120
High Volts:	208