

# FOR SALE -AND- LEASE

5932 Jackson Ave. ,  
Berkeley, MO 63134



**65,521 SF OFFICE/WAREHOUSE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# WAREHOUSE



2 Dock Doors  
8'x 10' & 10' x 12'



(4) Grade Doors  
16'x14', 16'x18'  
15'x18', 8' x 10'



13'-20'  
Clear Height



4500 AMPS



3 Phase  
480 Volts



This 55,521 SF warehouse is crane served, offers spacious bay spacing and is temperature controlled. Entire facility has multiple access points with (4) Drive-In Doors and (2) Dock Doors.



# OFFICE



(7) Private offices



ADA Compliant Restrooms  
Men's & Women's



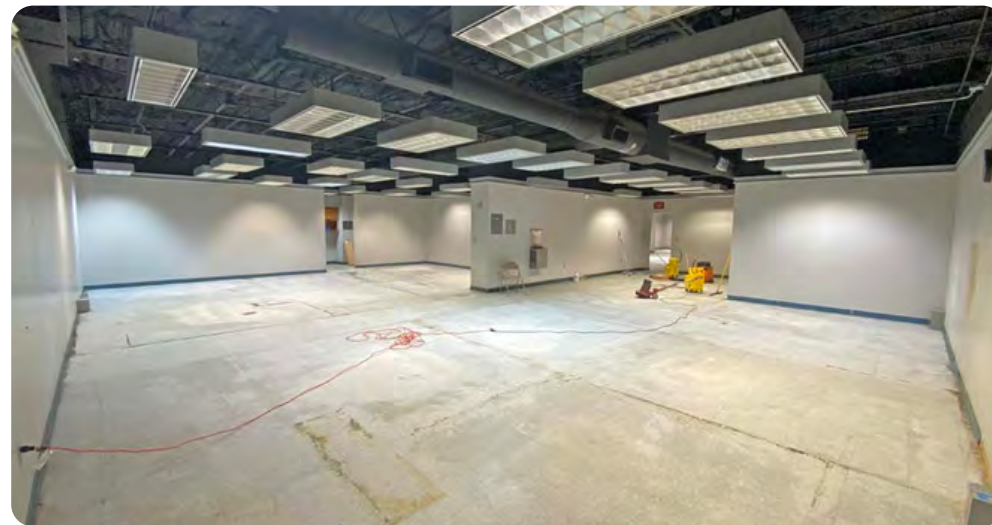
LED  
Lighting



Temperature  
Controlled



Conference  
Room



10,000 SF office space features a large conference room and 7 private offices. Office space is located in 3 separate convenient locations throughout the floorplan, the space is comprised of multiple cubical areas, ADA compliant men's and women's restrooms, and is temperature controlled.

## OUT BUILDING



(3) 9' x 10'  
Drive-in Doors



12'  
Clear Height



LED  
Lighting



Temperature  
Controlled



Ventilation

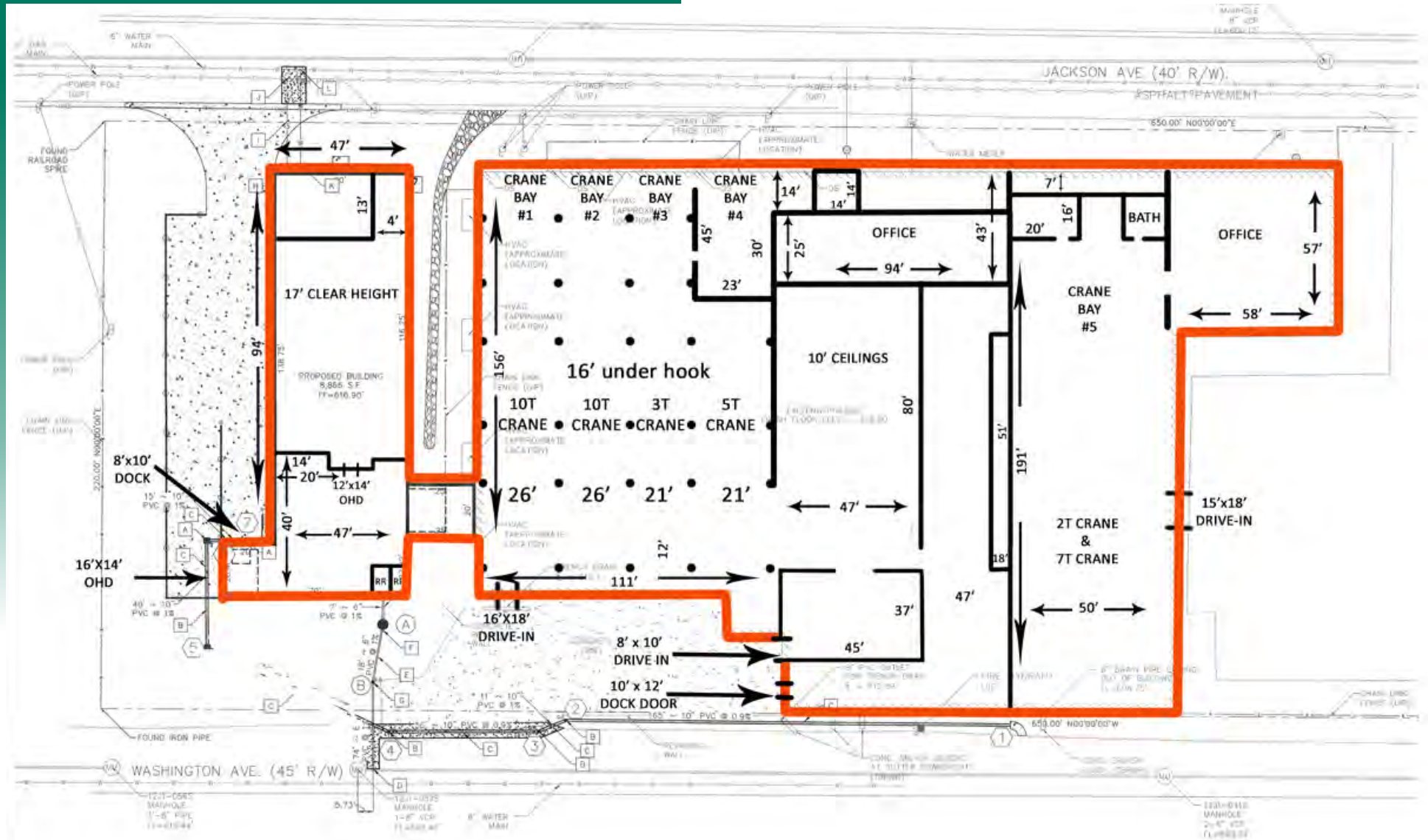


1,300 SF stand alone warehouse features 3 drive in doors. Previously used as a paint room, this building is located on the North side of the property adjacent to 4th Avenue. It is fully temperature controlled with ventilation.

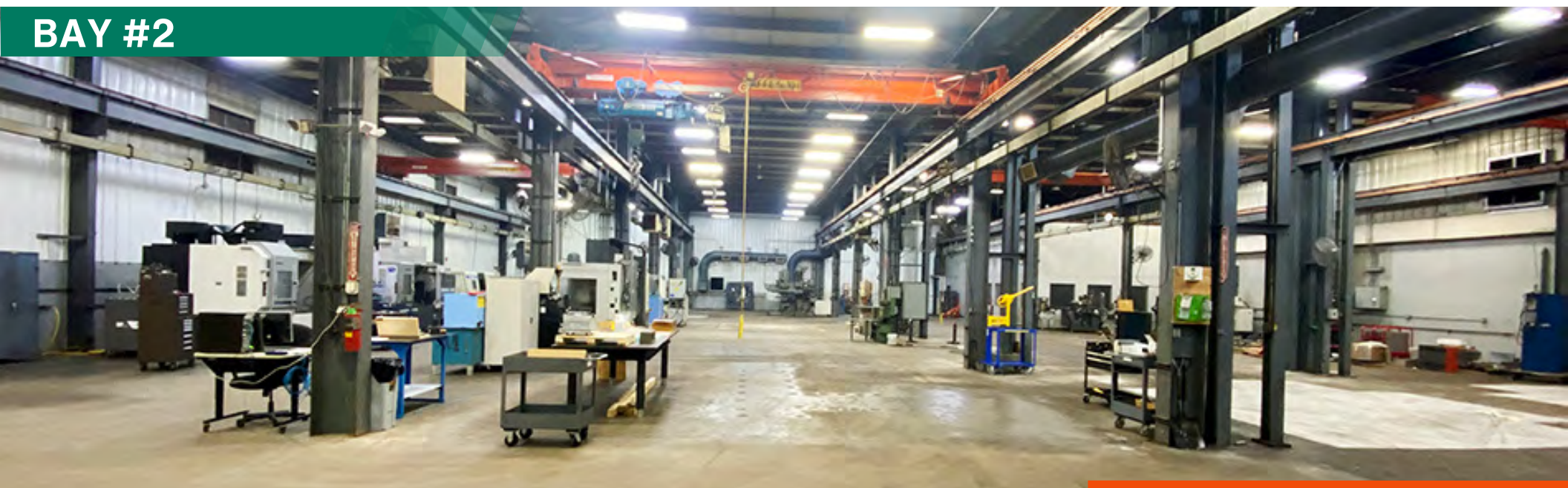


# FLOOR PLAN

5932 JACKSON AVE., BERKELEY, MO 63134







**BAY #2**

**BAY #1 & #2 HIGHLIGHTS**

**Work Envelope**

- ▶▶ Crane Bay: 26' wide x 156' long
- ▶▶ Under Hook: 16'

  
(2) 10 Ton Overhead Cranes



# BAY #3



## HIGHLIGHTS



3 Ton Crane

### Work Envelope

- ▶▶ Crane Bay: 21' wide x 156' long
- ▶▶ Under Hook: 16'

# BAY #4



## HIGHLIGHTS



5 Ton Crane

### Work Envelope

- ▶▶ Crane Bay: 21' wide x 100' long
- ▶▶ Under Hook: 16'





## HIGHLIGHTS



(1) 2 Ton & (1) 7 Ton  
Overhead Cranes

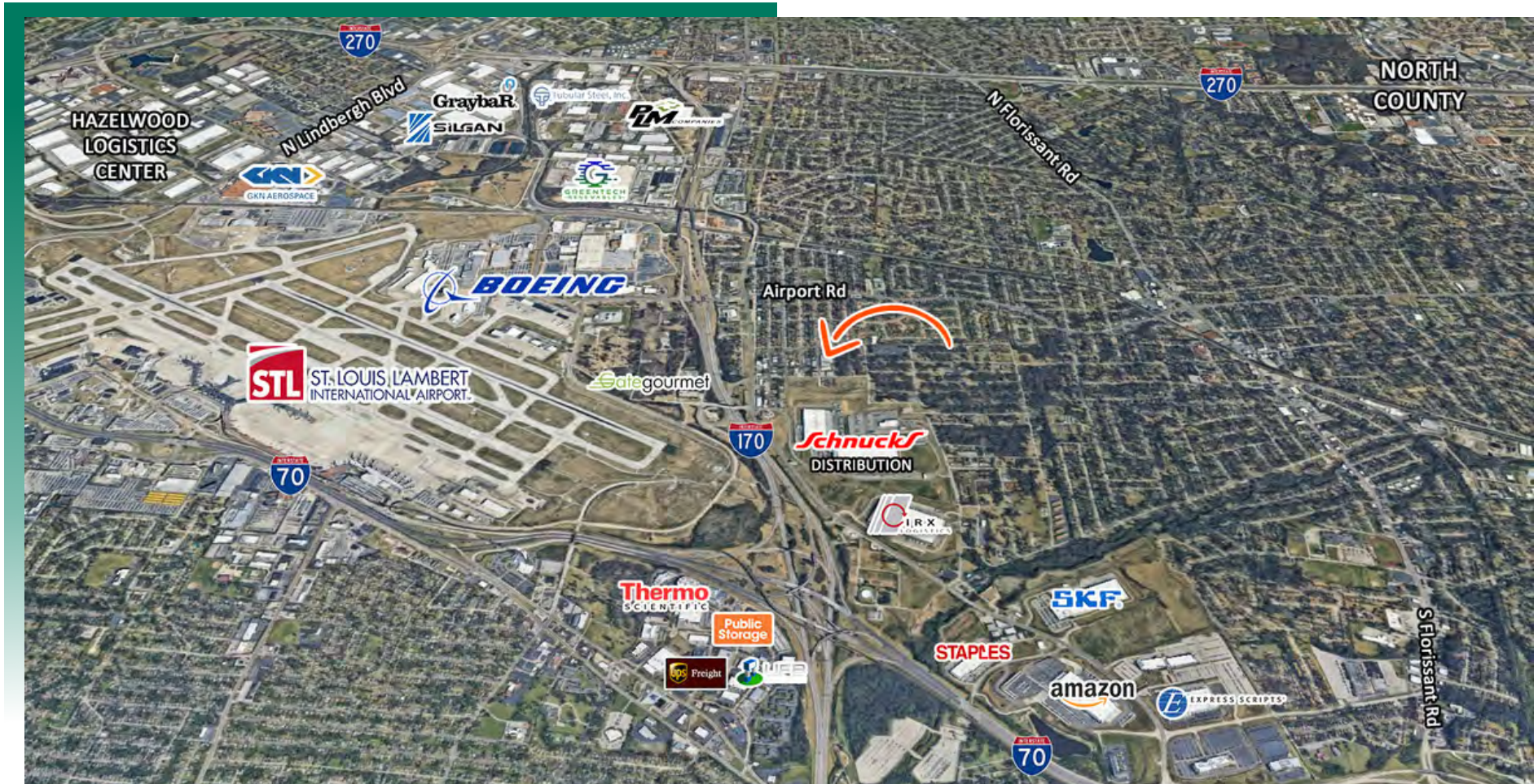
### Work Envelope

- ▶ Crane Bay: 50' wide x 191' long
- ▶ Under Hook: 16'



# AREA MAP

5932 JACKSON AVE., BERKELEY, MO 63134



## LOCATION OVERVIEW

Excellent Interstate and Airport access. Located 1 mile off I-170 (exit 8 and 9B), 1.5 miles off I-70 and 2 miles from St. Louis Lambert International Airport.



Frontage: 780'  
Depth: 235'



I-170 & I-70



STL Airport  
2 miles

**EXIT**

Exit 8 & 9B



# AERIAL IMAGES

5932 JACKSON AVE., BERKELEY, MO 63134





# INDUSTRIAL PROPERTY SUMMARY

5932 JACKSON AVE., BERKELEY, MO 63134

#2777

## SALE INFORMATION:

For Sale: Yes  
Sale Price: \$2,250,000  
Sale Price/SF: \$34.34/SF

## LEASE INFORMATION:

For Lease: Yes  
Lease Rate: \$3.50/SF  
Lease Type: NNN  
Net Charges:

## SQUARE FOOT INFO:

Building Total: 65,521 SF  
Total Available: 65,521 SF  
Direct Lease: 65,521 SF  
Sublease: 0 SF  
Office: 10,000 SF  
Warehouse: 55,521 SF  
Min Divisible: 65,521 SF  
Max Divisible: 65,521 SF

## LAND MEASUREMENTS:

Acres: 3.92 AC  
Frontage: 780 FT  
Depth: 235 FT

## PARKING:

Spaces: 97  
Surface Type: Asphalt  
Extra Land: Yes

## PROPERTY INFORMATION:

Parcel No: 12J-4-3-255-3  
County: MO - STL  
Zoning: M-1  
TIF: No  
Enterprise Zone: No  
Foreign Trade Zone: No  
Survey: Yes  
Environmental: Yes  
Archaeological: No  
Property Tax: \$29,661  
Tax Year: 2022

## FACILITY INFORMATION:

Heating: Yes  
Cooling: Yes  
Insulated: Yes  
Sprinklers/Type: No  
Skylights: No  
Floor Drains: No  
Ventilation: Yes  
Compressed Air: Yes  
Lighting: LED  
Men's Restroom: Yes  
Women's Restroom: Yes  
Shower: No

## STRUCTURAL DATA:

Year Built: 2000  
Rehab Year: 2019  
Clearance Min: 13'  
Clearance Max: 20'  
Bay Spacing: Varies  
Style:  
Roof Type & Age: Metal  
Exterior: Metal  
Floors: 1  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"

## ACCESS POINTS:

Truck Dock: 8'x10';10'x12'  
Dock Levelers:  
Drive-In Doors: 8'x10',15'x18'  
16'x14'16'x18'

## OVERHEAD CRANES:

Cranes: (1) 2-ton, (1) 3-ton  
(1) 5-ton (1) 7-ton, (2) 10-ton  
Hook Height: 16'

# INDUSTRIAL PROPERTY SUMMARY

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#2777

## UTILITY INFORMATION:

Water Provider: City Served  
Size & Location: On Site  
Sewer Provider: City Served  
Size & Location: On Site  
Gas Provider: City Served  
Size & Location: On Site  
Electric Provider: City Served  
Size & Location: On Site  
AMPS: 4,500  
Phase: 3 Phase  
High Volts: 480  
Low Volts:  
Telecom Provider:  
Location:

## TRANSPORTATION:

Interstate: I-170 & I-70  
Rail: N/A  
Barge: N/A  
Airport: St. Louis Lambert  
International



## COMMENTS:

65,521 SF Crane Served Warehouse/Office on 3.92 Acres. Entire Facility Climate Controlled. Multiple Cranes Available. (4) Drive-in Doors and (2) Dock Doors. Secured parking for 97 vehicles.



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