

FOR SALE -AND- LEASE

1316 South 2nd St.
St. Louis, MO 63104



11,402 SF OFFICE/WAREHOUSE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

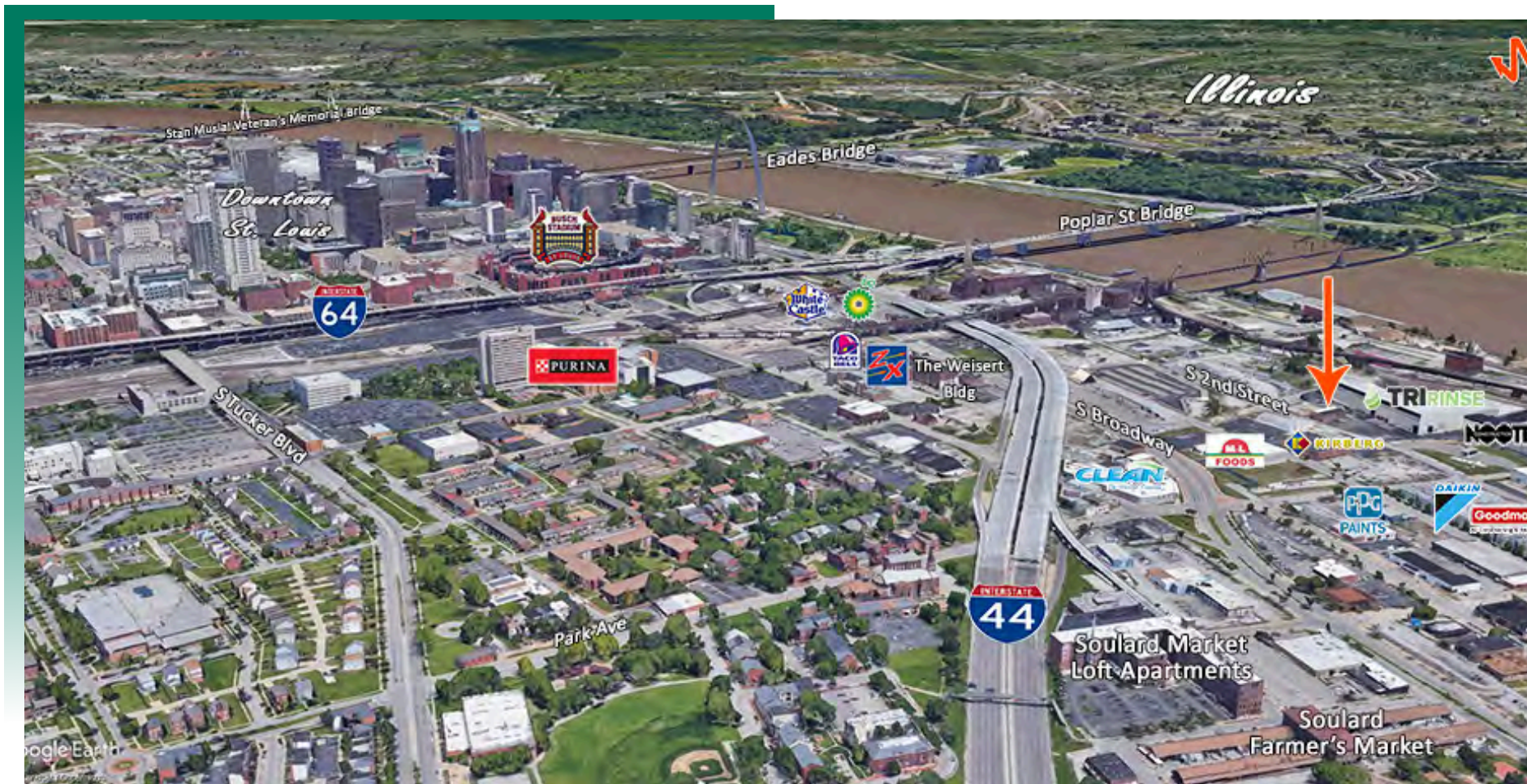
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AREA MAP

1316 South 2nd St., St. Louis, MO 63104



LOCATION OVERVIEW

Convenient access to both I-44 and I-64 and the Poplar Street Bridge. Less than 2 miles from the Illinois side of the Mississippi River.



Poplar Street



I-44 & I-64



STL Airport
19 miles

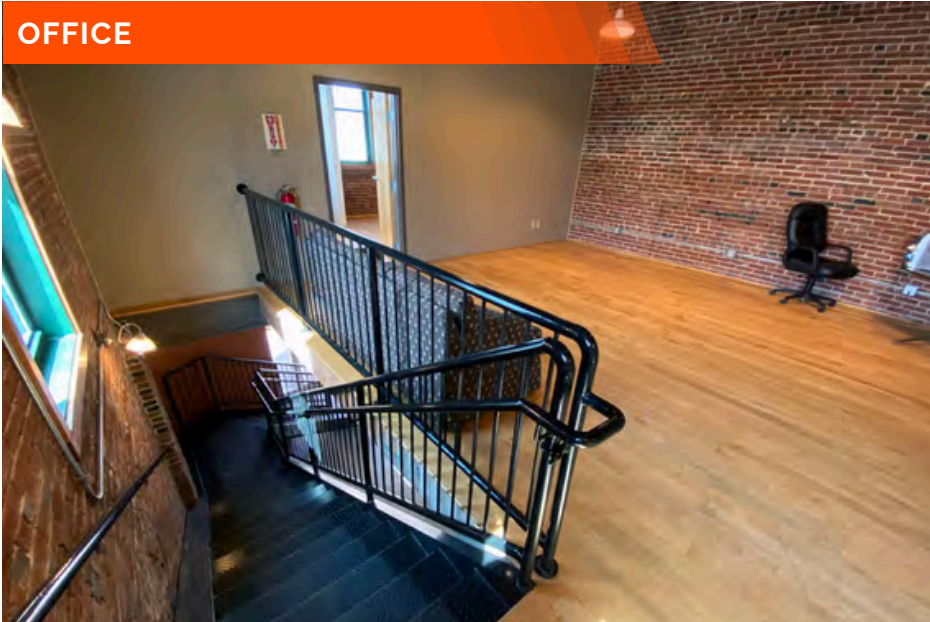


170'x241'

PROPERTY PHOTOS

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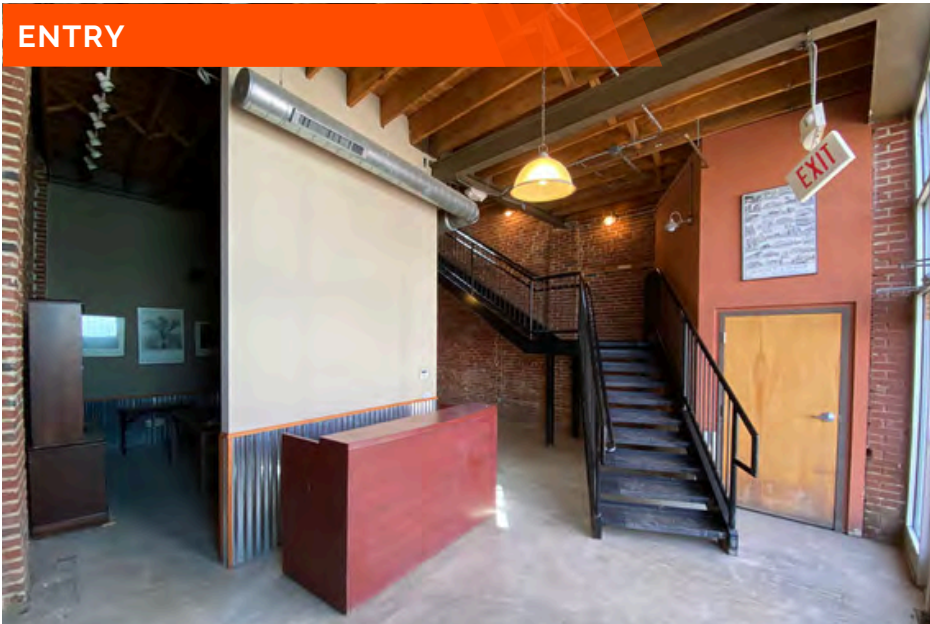
OFFICE



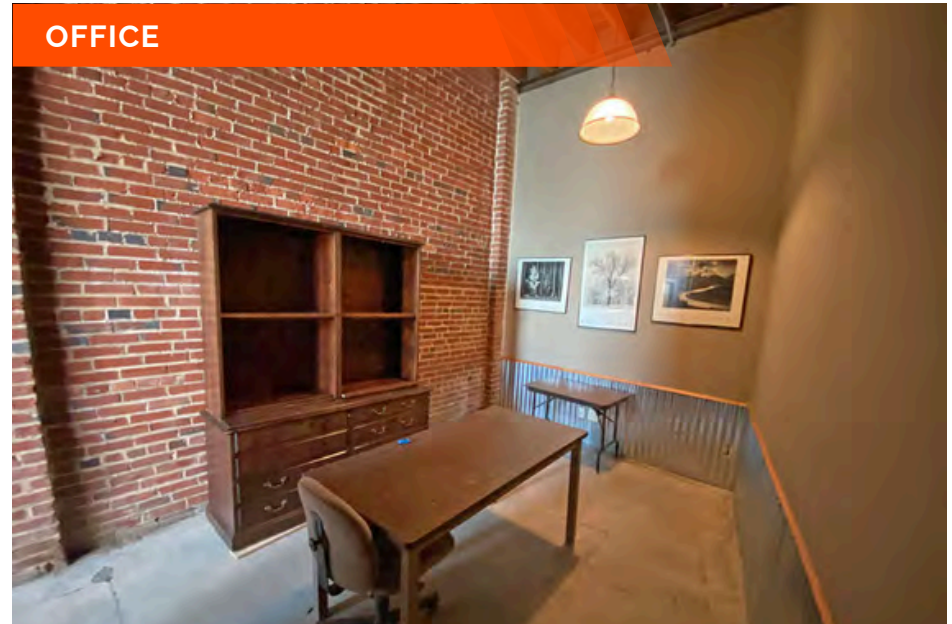
BREAK AREA/WITH BALCONY



ENTRY



OFFICE



2,784 SF of Office Space consisting of multiple offices, break room, outdoor balcony areas, restroom and a bathroom (with shower).

PROPERTY PHOTOS

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WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE



8,584 SF Warehouse with (1) 8'x10' dock door and (2) drive-in doors (1) 14'x20' and (1) 11'x12'. 15', clear span warehouse. 0.44 acre fenced yard.

INDUSTRIAL PROPERTY SUMMARY

1316 SOUTH SECOND STREET

LISTING # 2372

LOCATION DETAILS:

Parcel #: 6503-9-015.000
County: MO - Saint Louis City
Zoning: K-Unrestricted - City of St. L

PROPERTY OVERVIEW:

Building SF: 11,402
Vacant SF: 11,402
Office SF: 2,784
Warehouse SF: 8,584
Min Divisible SF: 11,402
Max Contig SF: 11,402
Lot Size: 0.85 Acres
Frontage: 170
Depth: 241
Parking Spaces: 12
Parking Surface Type: Asphalt
Archeological: No
Environmental: Yes
Survey: Yes

STRUCTURAL DATA:

Year Built: 1908
Renovated: 2007
Clear Ht Min: 15
Clear Ht Max: 15
Bay Spacing: Clear Span
Construction Type: Brick
Roof: Rubber
Floor Type: Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Office, Warehouse
AC: Office
Lighting: Fluorescent
Sprinklers: No
Insulated: No
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: Yes
Floor Drains: Yes

LOADING & DOORS:

of Dock Doors: 1
Dock Door Size: 8'x10'
Dock Levelers: Yes
Drive In Doors: 2
Drive In Door Size: 14'x20' and 11'x12'

TRANSPORATION:

Interstate Access: I-44 and I-64
Airport Access: St. Louis Lambert International - 19 miles



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INDUSTRIAL PROPERTY SUMMARY PG 2

1316 SOUTH SECOND STREET

UTILITY INFO:

Water Provider:	City of St. Louis
Water Location:	On Site
Sewer Provider:	MSD
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	120
Voltage High:	240
Amps:	500
Phase:	3

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	Yes
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$3,532.52
Tax Year:	202



SALE/LEASE INFORMATION:

Sale Price:	\$1,200,000
Price / SF:	\$105.24
Lease Rate:	\$7.89/SF
Lease Type:	NNN

PROPERTY DESCRIPTION:

11,402 SF on 0.85 acres. Contractor type property office/warehouse. 0.44 acres fenced yard. 8,584 SF Warehouse with (1) 8'x10' dock door and (2) drive-in doors (1) 14'x20' and (1) 11'x12'. 15', clear span warehouse. 2,784 SF of Office Space.

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