

# FOR SALE

2207 S. 12th St.,  
St. Louis, MO 63104



**9,000+ SF OFFICE/WAREHOUSE**

**BARBERMURPHY**

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

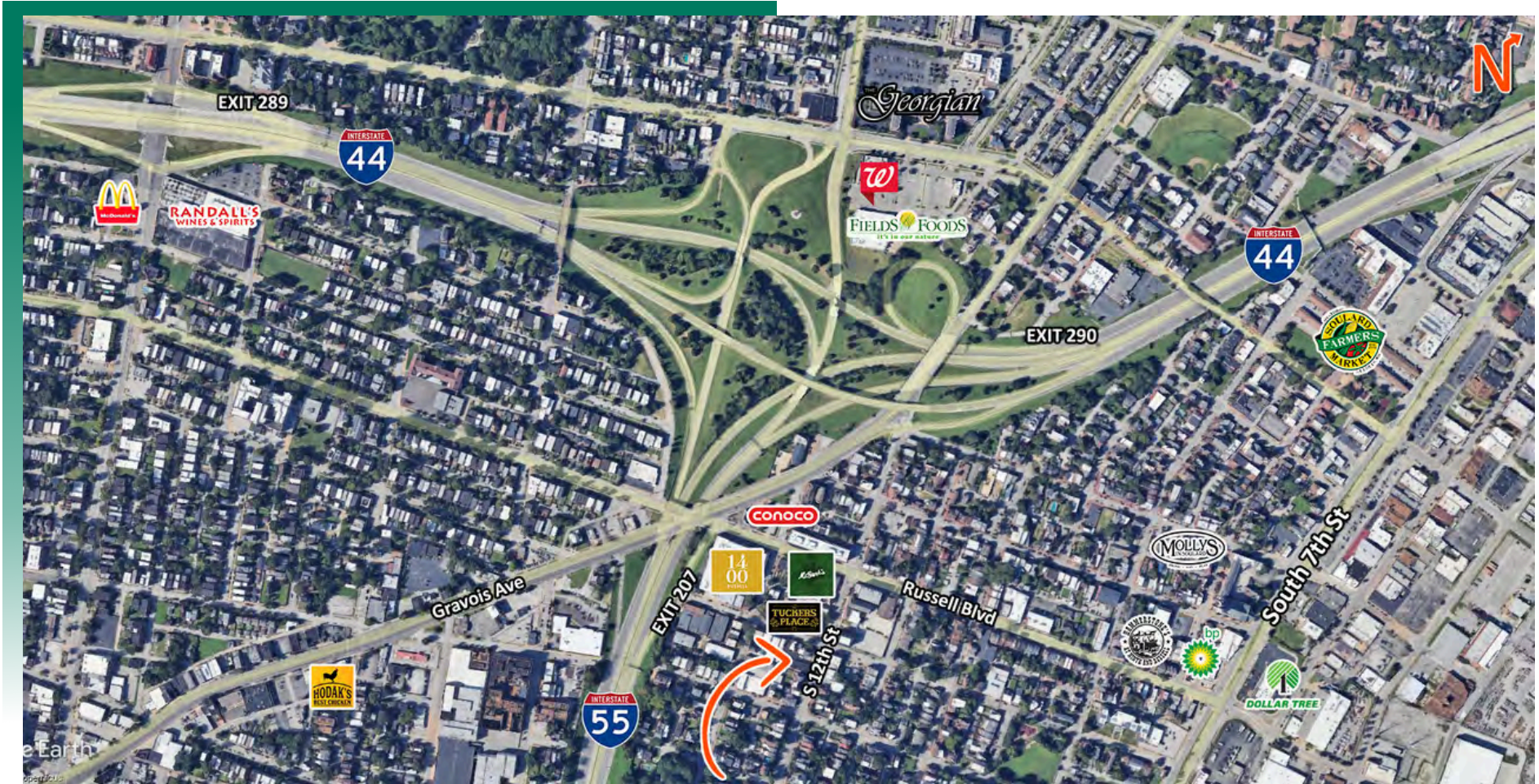
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# AREA MAP

2207 S. 12th St., St. Louis, MO 63104



## LOCATION OVERVIEW

Situated in the heart of Soulard fronting S 12th St and also having access off of Ann Ave. with excellent access to Interstates 55/44.

 Frontage: 320' Depth: 150'	 I-55 & I-44
 STL Airport 15 miles	 Exit 207A

# PROPERTY PHOTOS

2207 S. 12th St., St. Louis, MO 63104

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



This office/ warehouse features 2,584 SF of office and 6,436 SF of warehouse space. It has (4) drive-in bays with access off of Ann Ave. and S 12th St. Warehouse has 13'-16' clear heights

# PROPERTY PHOTOS

2207 S. 12th St., St. Louis, MO 63104

GARAGE INTERIOR PHOTO



GARAGE INTERIOR PHOTO



GARAGE EXTERIOR PHOTO



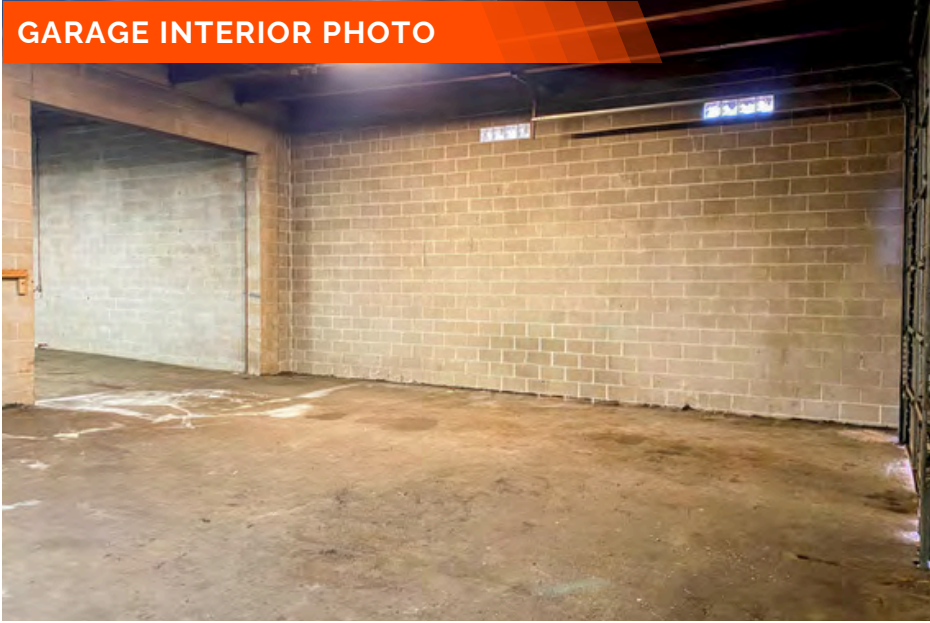
GARAGE INTERIOR PHOTO



# PROPERTY PHOTOS

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GARAGE INTERIOR PHOTO



GARAGE INTERIOR PHOTO



EXTERIOR PHOTO



GARAGE INTERIOR PHOTO



# INDUSTRIAL PROPERTY SUMMARY

2207 S. 12th St., St. Louis, MO 63104

#2963

## SALE INFORMATION:

For Sale:	Yes
Sale Price:	\$575,000
Sale Price/SF:	\$63.75
Cap Rate:	N/A
GRM:	N/A
NOI:	N/A

## LEASE INFORMATION:

For Lease:	No
Lease Rate:	N/A
Lease Type:	N/A
Net Charges:	N/A
CAM Charges:	N/A
Lease Terms:	N/A

## SQUARE FOOT INFO:

Building Total:	9,020 SF
Total Available:	9,020 SF
Direct Lease:	N/A
Sublease:	N/A
Office:	2,584 SF
Warehouse:	6,436 SF
Min Divisible:	9,020 SF
Max Contiguous:	9,020 SF

## LAND MEASUREMENTS:

Acres:	0.28 AC
Frontage:	75 FT
Depth:	160 FT

## PROPERTY INFORMATION:

Parcel No:	0788-9-080.000
County:	St. Louis
Zoning:	Commercial
Industrial Park:	N/A
Prior Use:	N/A
TIF:	N/A
Enterprise Zone:	N/A
Foreign Trade Zone:	N/A
Survey:	N/A
Environmental:	N/A
Archaeological:	N/A
Property Tax:	\$7,758.35
Tax Year:	2023

## FACILITY INFORMATION:

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

## STRUCTURAL DATA:

Year Built:	1970
Rehab Year:	2018
Clearance Min:	13 FT
Clearance Max:	16 FT
Bay Spacing:	N/A
Style:	Brick
Roof Type:	Asphalt
Exterior:	Brick
Floors:	1
Floor Type:	Concrete
Floor Thickness:	6 IN
Floor Drains:	No

## ACCESS POINTS:

Truck Dock:	No
Dock Levelers:	N/A
Drive-In Doors:	3

## OVERHEAD CRANES:

Cranes:	N/A
Size:	N/A
Hook Height:	N/A

## PARKING:

Spaces:	3
Surface Type:	Concrete
Yard:	N/A
Extra Land:	N/A

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## UTILITY INFORMATION:

Water Provider:	Missouri American
Size & Location:	Onsite
Sewer Provider:	City of St. Louis
Size & Location:	Onsite
Gas Provider:	Spire
Size & Location:	Onsite
Electric Provider:	Ameren
Size & Location:	Onsite
AMPS:	400
Phase:	1
High Volts:	208
Low Volts:	120
Telecom Provider:	N/A
Location:	N/A

## TRANSPORTATION:

Interstate:	I-55 & I-44
Rail:	N/A
Barge:	N/A
Airport:	N/A



## COMMENTS:

This office/warehouse features 2,584sf of office and 6,436sf of warehouse space. It has drive-in bays with access off of Ann Ave. and S 12th St. perfect for an owner user that needs to be in the heart of the city while also getting warehouse space.



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