

Maurer Realty LLC
Commercial and Industrial Services
FOR SALE: \$1,250,000
LEASE: \$6.49 NN



4888 Baumgartner, St. Louis, MO 63129
15,800 SF Office-Warehouse on 1.25 acres
Office: 1,000 to 5,800 SF
Warehouse: 3,000 to 10,000 SF
Clear Span: 40' and 60'
Ceiling Height: 10' to 16'
Outside Storage: Permitted



Maurer Realty LLC
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Call for information and tour.
Owner will consider lease
Back option.

Maurer Realty LLC

Commercial and Industrial Services

SALE PRICE: \$1,250,000.00

LEASE: \$6.95/SF NN

(Tenant to pay pro rata share of taxes, insurance, CAM and utilities)

Address: 4888 Baumgartner, Unincorporated St. Louis County, MO 63129
Directions: I-270 South to I-55, East on Meramec Bottom 1.5 miles to property.
Land: 1.2 acres, Outside Storage Permitted, Paved and Gravel Parking-Storage

Office and Warehouse Total Size: 15,800 SF

Office: 2,200 1st Owner Occupied
1,200 1st Flr., 2,400-2nd Flr.

Warehouse A: 3,000 SF Owner Occupied
4,000 SF

Built-1971
Brick and Masonry
1,200 First Floor (New)
2,400 Second Floor
8' Acoustical Drop Ceiling
Carpet/Vinyl
Plate Glass Windows
Fluorescent Lighting
HVAC: 3T, 3T and 10T
Two Restrooms
Two 600 amp/240 volt 3 phase
Two 400 amp/120 volt single phase
Sprinkler-No

40' Clear Span
10' Height-12' deck
Concrete Floors
Skylights-glass windows
Fluorescent Strip Lights
Suspended Heaters-AC
One Restroom
One Dock: 10' x 10' door

Warehouse B: 3,000 SF-Built 1984

50' x 60' Clear Span
16' Clear- 18' to the deck
Concrete Floors
Skylight Windows
Fluorescent Strip Lights
HVAC: Suspended Heater-AC available
Two Restrooms
One Drive In Door: 10' x 14'

Utilities:

Gas: Available-Not being used
Electric: Ameren UE
Water: 8" main
Sewer: 8" Sanitary
Taxes: 2004 \$13,906.37 (32K-21-0053)

Zoning and Uses:

M-1 Industrial, and FPNU- Being changed to M-1.

Business License and Occupancy Required by St. Louis County

Documents:

Tax Bill, General Warranty Deed, Phase II Environmental Audit, Approved Grading Plan, Survey and Building Layout

The information contained is not warranted, although it has been obtained by the owner of the property or from other sources. Sellers or brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser investigate this property completely.