



CUSHMAN &
WAKEFIELD

REDUCED PRICE!



FOR SALE

**6300 ETZEL AVENUE
SAINT LOUIS, MO**

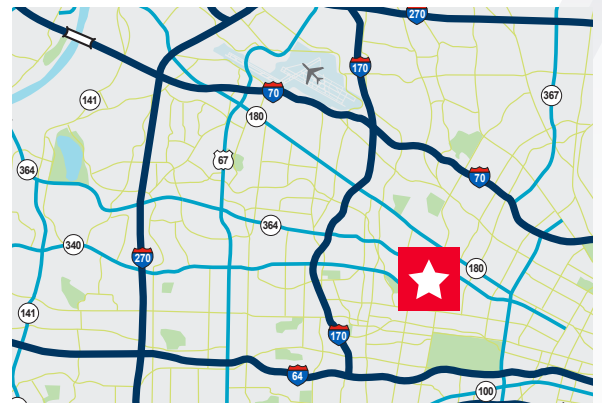
78,552 SF MANUFACTURING FACILITY

Property Highlights

Total Available:	78,552 SF
Office Area:	±18,000 SF
Production Area:	±28,000
Warehouse Area:	±33,000
Site Area:	5.38 Acres (14 parcels)
Clear Height:	10'-21'
Loading	Seven (7) 9'x10' Docks Two (2) Grade Level Drive-Ins
Outside Storage:	31 Acre, paved, fenced and lit
Trailer Parking:	35 spaces with concrete dolly pads
Power:	Heavy power
SALE PRICE:	\$2,500,000 \$1,500,000 (\$19.09/SF)

Building Features

- Ideal Owner/User Building
- Located approximately 0.5 miles from MetroLink station
- Centrally located 3 miles from downtown Clayton



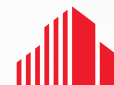
Contact

CHRISTY WIRTH, SIOR, CCIM
+1 314 813 9524
christy.wirth@cushwake.com

ED LAMPITT, SIOR, CCIM
+1 314 746 0383
ed.lampitt@cushwake.com

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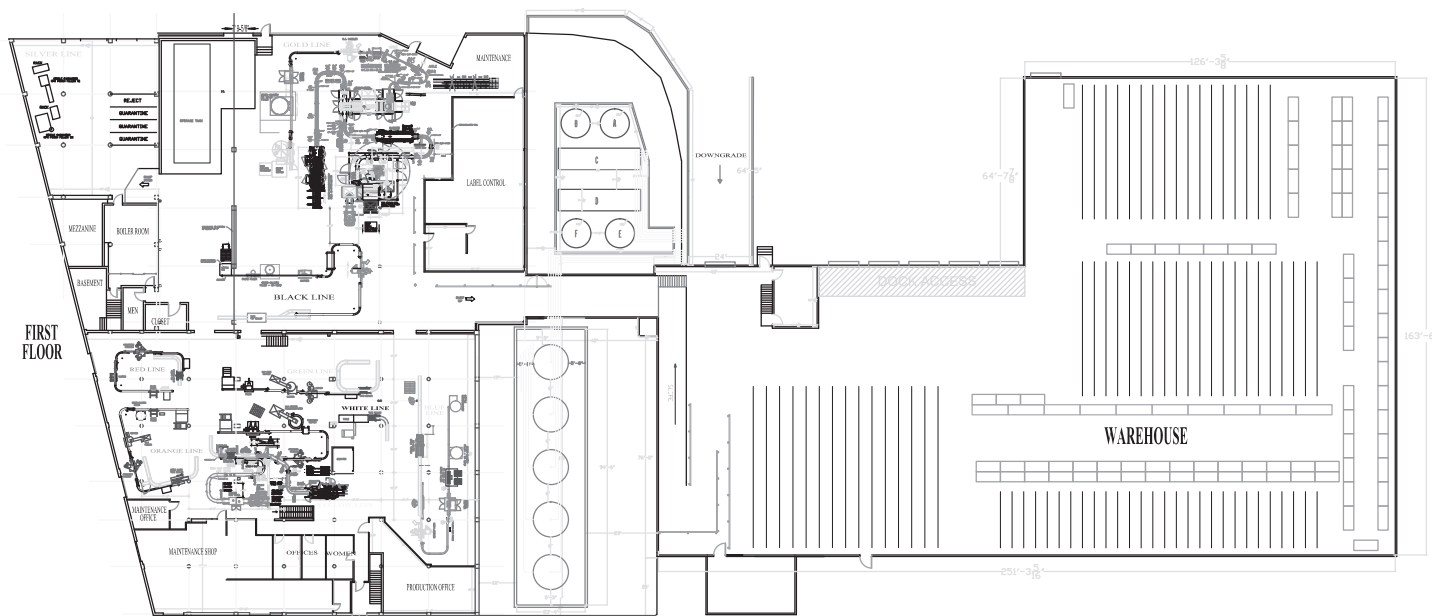
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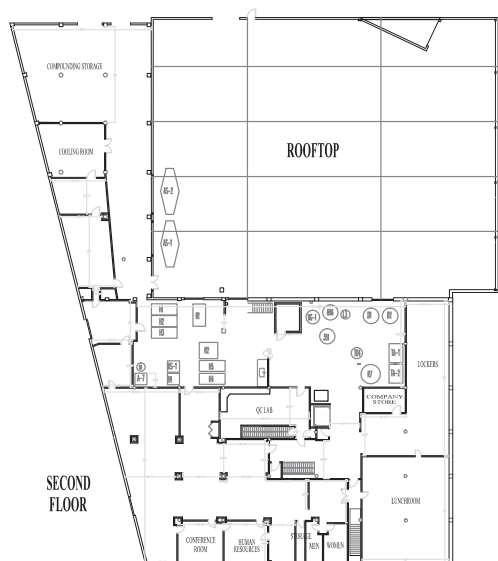
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FLOOR PLANS

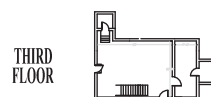
FIRST FLOOR



SECOND FLOOR

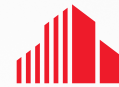


THIRD FLOOR



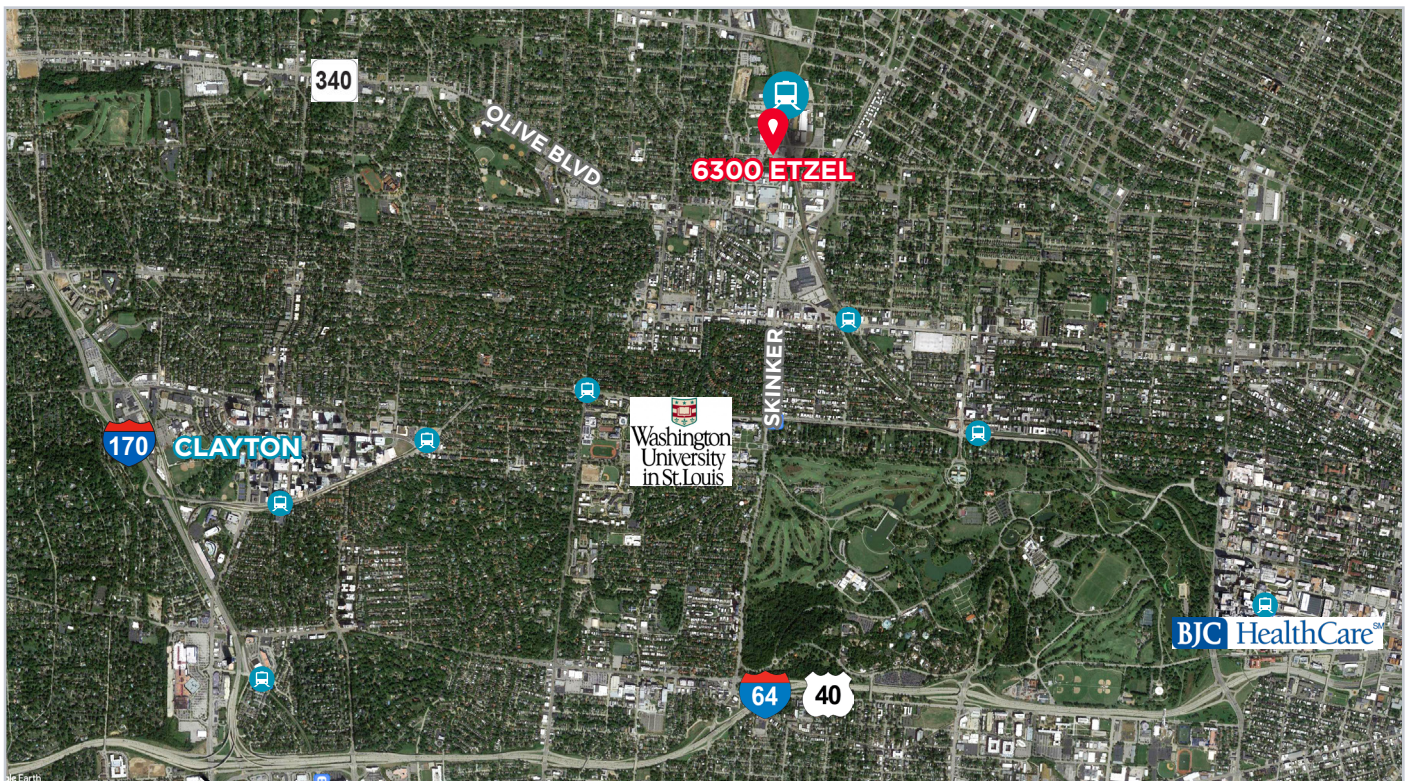
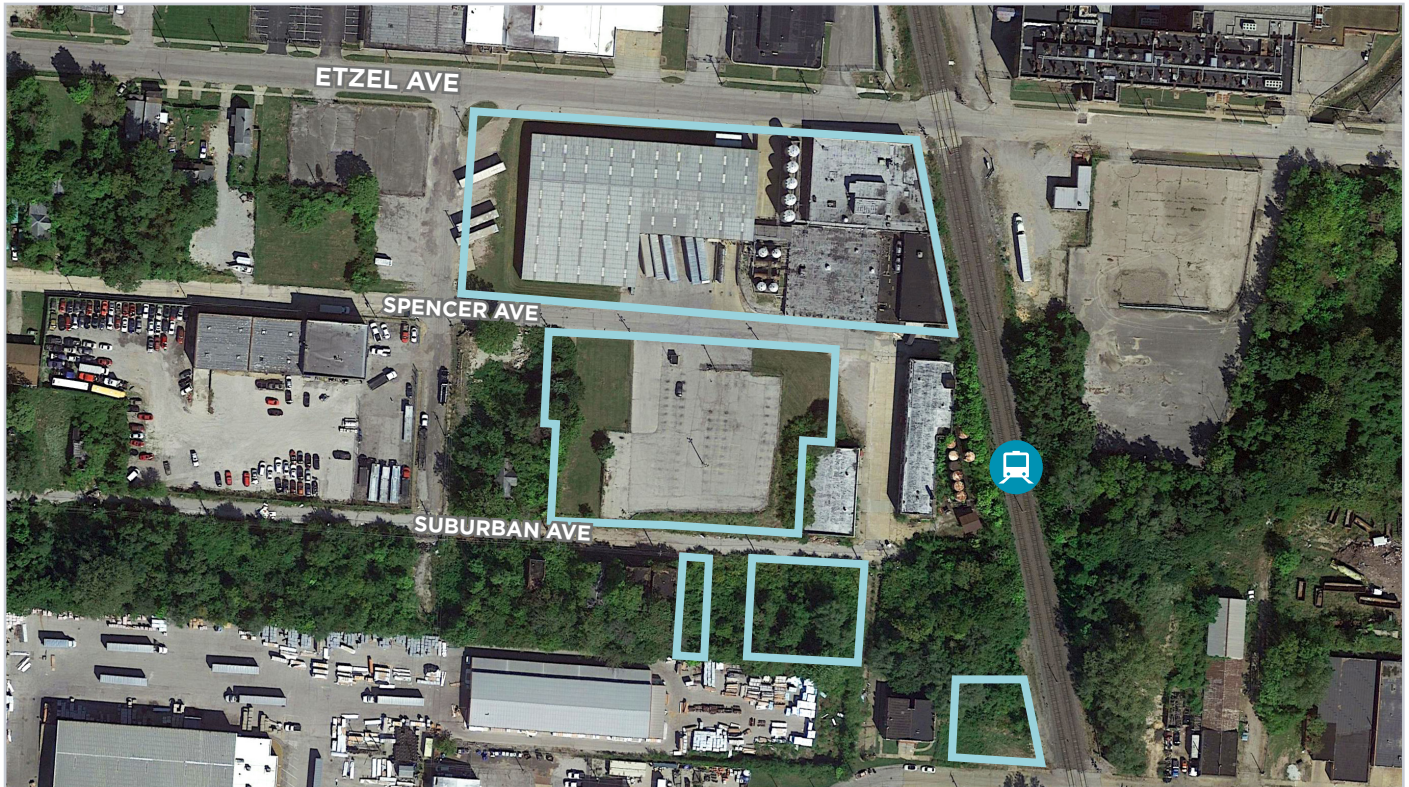
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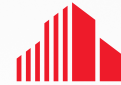
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AERIAL



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