



Real Estate
Brokerage
Representation
Consulting
Management
Development

FRIEDMAN
GROUP, LTD.

FOR SALE / FOR LEASE

314.367.2800

16,572 Sq. Ft. Office / Warehouse / Possible Retail



**2025 Gravois Ave. &
2035 Shenandoah Ave.
Saint Louis, MO 63104**

Sale Price \$269,000.00

**Lease Price \$2.99 per sq ft
NNN (Triple Net)**

- ◆ Located at the intersection of Gravois, Shenandoah, & McNair. Across the street from Hodak's
- ◆ 16,572 Sf. Total on 1st floor with an additional 20,000 +/- Sf. In basement & 2nd floor
- ◆ 1,854 Sf. Office / Showroom Area
- ◆ 3-Phase Power
- ◆ 3 Drive-In Doors
- ◆ 650 Sf. walk-in freezer / refrigerator
- ◆ 14 Ft. to 16 Ft. ceilings
- ◆ Parking Lot
- ◆ Fenced outdoor area

For Information Contact

Chris Bock
Direct: 314.518.4027

Email:
ChrisB@FriedmanGroup.com

245 Union Boulevard
Saint Louis, Missouri 63108
Web: www.friedmangroup.com
Office: 314.367.2800
Fax: 314.367.3671



Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser investigate fully.



**2025 Gravois Ave. &
2035 Shenandoah Ave.
Saint Louis, MO 63104**

**FRIEDMAN
GROUP, LTD.**

314.367.2800



For Information Contact

Chris Bock
Direct: 314.518.4027

Email:
ChrisB@FriedmanGroup.com

245 Union Boulevard
Saint Louis, Missouri 63108
Web:

Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser investigate fully.

