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FRIEDMAN  
 GROUP, LTD

AVAILABLE

314.367.2800

**56,676 SF Industrial/Office/Warehouse on up to ±3.87 Acres  
 Just North of Downtown Close to New Mississippi Bridge**



**1424 Martin Luther King Drive**

A.K.A. 1530 Convention Plaza—MLK Industrial Park

**Sale Price ~~\$3,300,000~~**

**\$2,500,000**

**St. Louis, MO 63106**

- 56,676 Square Foot Distribution Facility With 16 Docks and 3 Drive-In Doors
- 6,200 Square Foot Office
- 18 Foot Clear Height Ceiling With 30' X 35' Column Spacing
- Wet Sprinklered
- 3 Phase 277/480 Volt 4 Wire and 3 Phase 120/208 Volt 4 Wire Power
- Large Fenced and Paved Lot with 125 Car Parking
- Property is Located in an Enterprise Zone and Rebuilding Community Tax Credits are Available. For Additional Information on Tax Credits Visit Our Website at [www.FriedmanGroup.com/taxcredits.html](http://www.FriedmanGroup.com/taxcredits.html)
- Zoned J (Industrial)
- 17 Minutes to Lambert St. Louis International Airport
- Adjacent 1.1 acre parking lot available.

<http://www.friedmangroup.com/1424MLK.pdf>

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Friedman Group, Ltd

245 Union Boulevard

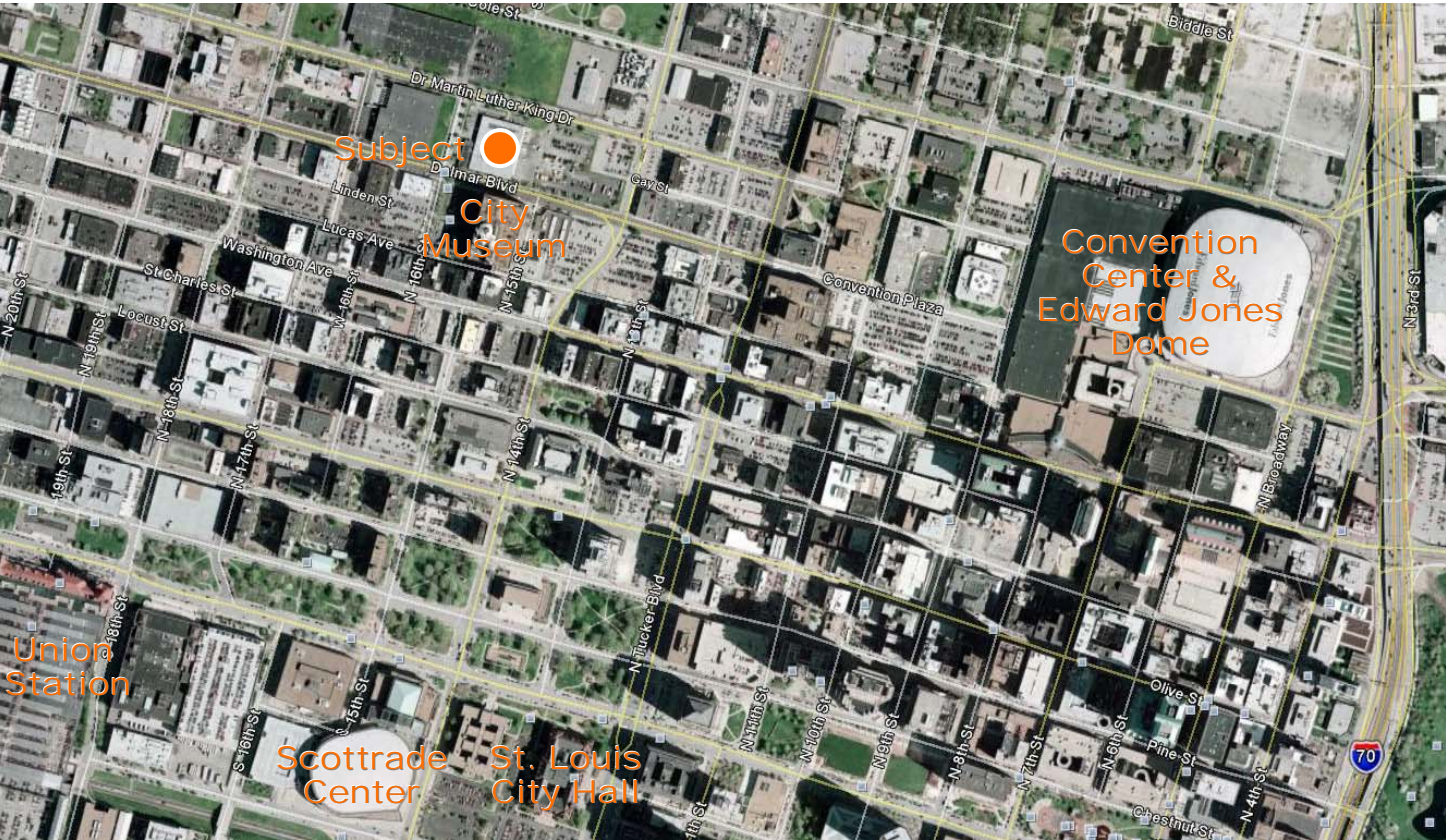
St. Louis, Missouri 63108

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# 1430 Martin Luther King Drive in Martin Luther Industrial Park



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