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FRIEDMAN
GROUP, LTD

AVAILABLE

314.367.2800

**56,676 SF Industrial/Office/Warehouse on up to \pm 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
- Zoned J (Industrial)
- 17 Minutes to Lambert St. Louis International Airport
- Adjacent 1.1 acre parking lot available.

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

For Information Contact

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Friedman Group, Ltd

245 Union Boulevard

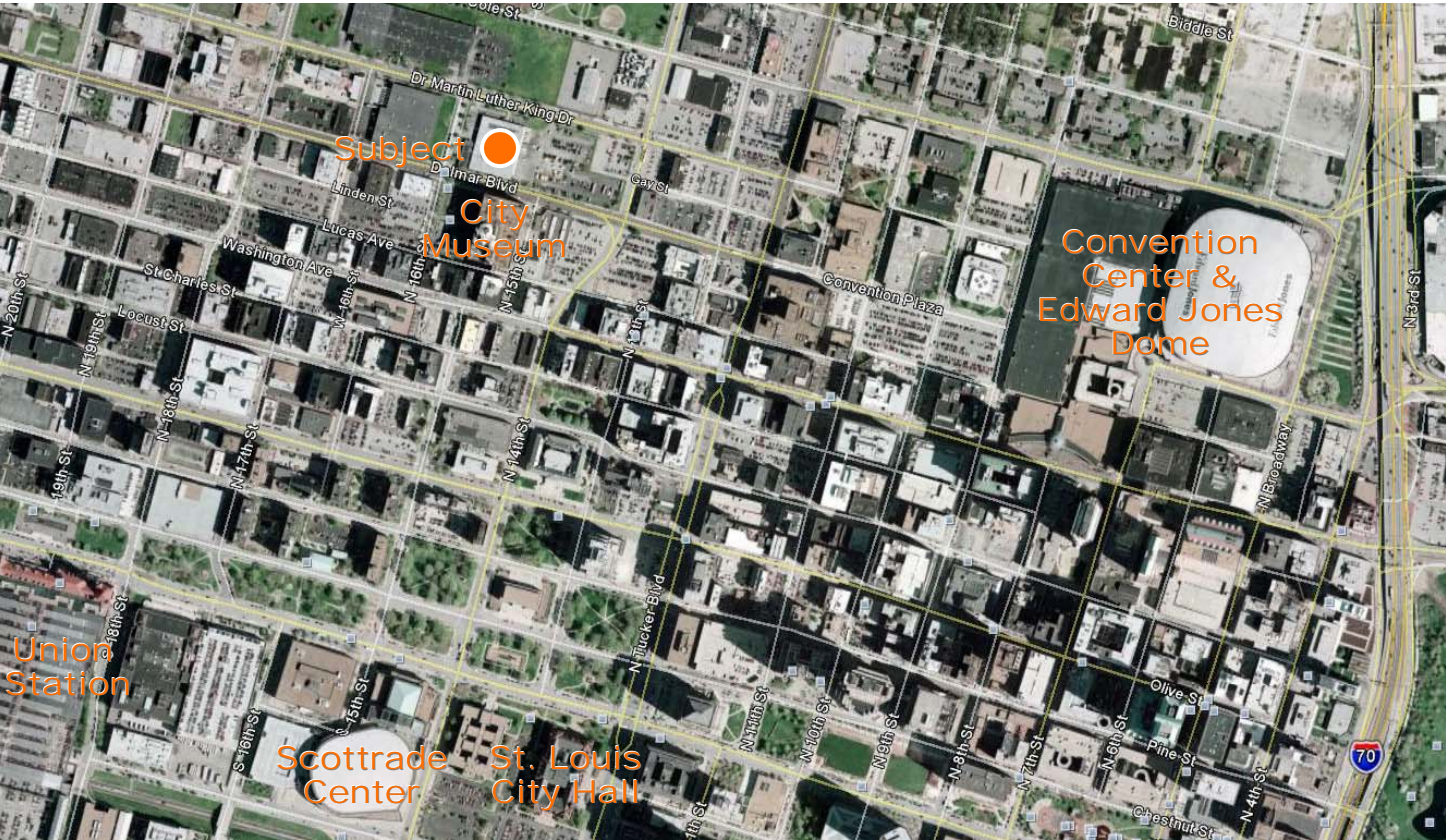
St. Louis, Missouri 63108

web: www.friedmangroup.com

phone: 314.367.2800

Information contained herein has been obtained from the owner of the property or from other sources and is subject to change without notice. The broker and owner do not guarantee the accuracy of this information. Owners and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser/tenant investigate fully.

1430 Martin Luther King Drive in Martin Luther Industrial Park



245 Union Boulevard
St. Louis, MO 63108
314.367.2800
www.friedmangroup.com

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R E A L E S T A T E

For Immediate Release

Contact

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Economic and
Community
Development

Friedman Group, Ltd. represents Park Rapids Limited Partnership in the Sale of 1424 Dr. Martin Luther King Drive

ST. LOUIS, MISSOURI (June 3, 2010) – News Release Information

In a recent transaction, Eric Friedman and Richard H. Guth, CCIM, CPM, RPA of Friedman Group, Ltd. Represented Park Rapids Limited Partnership in the sale of a 56,676 square foot distribution facility located at 1424 Dr. Martin Luther King Drive, St. Louis, MO 63101 to Northside Regeneration, LLC represented by Casey Urkevich of Block Hawley Commercial Real Estate Services.

Northside Regeneration, LLC, intends to expand and renovate the building. After renovations the property will be occupied by National Sales Company.

For more information or to arrange an interview, please contact Friedman Group at (314) 367-2800 or visit the company online at www.FriedmanGroup.com

About Friedman Group, Ltd.

Located in the historic DeBaliviere Place Neighborhood of St. Louis City, Friedman Group, Ltd. was founded in 1995. The firm assists clients in using their real estate assets to meet their goals. In addition, Friedman Group, Ltd. specializes in counseling, buying, exchanging, selling, leasing and structuring real estate transactions and their financing. For more information about this transaction or the Friedman Group, Ltd., call (314) 367-2800 or visit the company's Web site at www.friedmangroup.com.

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