

For sale

Investment Opportunity

601-611 Edwin St & 600 S Theresa Ave
St. Louis MO 63103





- 600 S Theresa Ave - 36,000 SF
- 601-611 Edwin St - 44,000 SF
- 80,000 SF on 2.83 Acres
- Connected Buildings
- AER Sales occupies all of 600 S Theresa and 611 Edwin
- United Refrigeration occupies 601 Edwin
- Strong national credit tenants with long operating history at the site
- Strong central location with great highway accessibility
- Over \$500 Million of recent investments within a half mile of the site
- Zoned K Industrial
- OM available upon signed CA
- **Asking Price: \$2,600,000**
- **8.5% Cap Rate**

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