



**NORTH PARK**  
LOCATION. FLEXIBILITY. ECONOMICS.



SCUDDER RD

N HANLEY RD

5TH AVE

HANCOCK AVE

JACKSON AVE

4TH AVE



**5932 Jackson Avenue**  
St. Louis, MO 63134

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states

# 5932 Jackson Avenue

St. Louis, MO 63134

**For Sale or Lease ±65,521 SF Manufacturing Facility on ±3.92 Acres**





## Property details

<b>Building size:</b>	±65,521 SF total (±64,021 SF main facility, ±1,500 SF stand-alone paint/repair shop)
<b>Site:</b>	±3.92 acres, clean Phase One ESA and survey recently performed
<b>Office:</b>	±7,000-10,000 SF of office space with ability to be reduced
<b>HVAC:</b>	Entire facility completely climate controlled including recently added 10,000 SF specialty climate controlled room
<b>Dock doors:</b>	2 with ability to add additional loading docks
<b>Drive-in doors:</b>	Several oversized drive-in doors
<b>Cranes:</b>	Several overhead crane bays with tonnages ranging from 2 to 10 tons and several 4 ton jib cranes in place
<b>Ceiling height:</b>	Range from 13'-20'+
<b>Lighting:</b>	Updated lighting throughout
<b>Power:</b>	Very heavy 3 phase power with plug and play bus duct in place
<b>Parking:</b>	Abundant gated and well-lit automobile/truck parking
<b>Additional features:</b>	Shop restrooms/break rooms throughout the plant, heavy manufacturing equipment pits in place, and various controlled manufacturing and quality control rooms
<b>Paint/repair shop:</b>	1,500 SF fully ventilated and conditioned stand-alone building with 3 drive in doors
<b>Location:</b>	Located directly adjacent to NorthPark with excellent interstate and airport access - 1 mile to I-170, 1.5 miles to I-70, 2 miles to St. Louis Lambert International Airport
<b>Lease rate:</b>	\$5.00/SF, NNN
<b>Sale price:</b>	\$3,850,000



# Site plan

±65,521 SF on ±3.92 acres



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## Contact

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