



INDUSTRIAL BUILDING FOR SALE

**1641 DIELMAN ROAD  
ST. LOUIS, MO**

**SALE PRICE: \$1,350,000**

## PROPERTY DESCRIPTION:

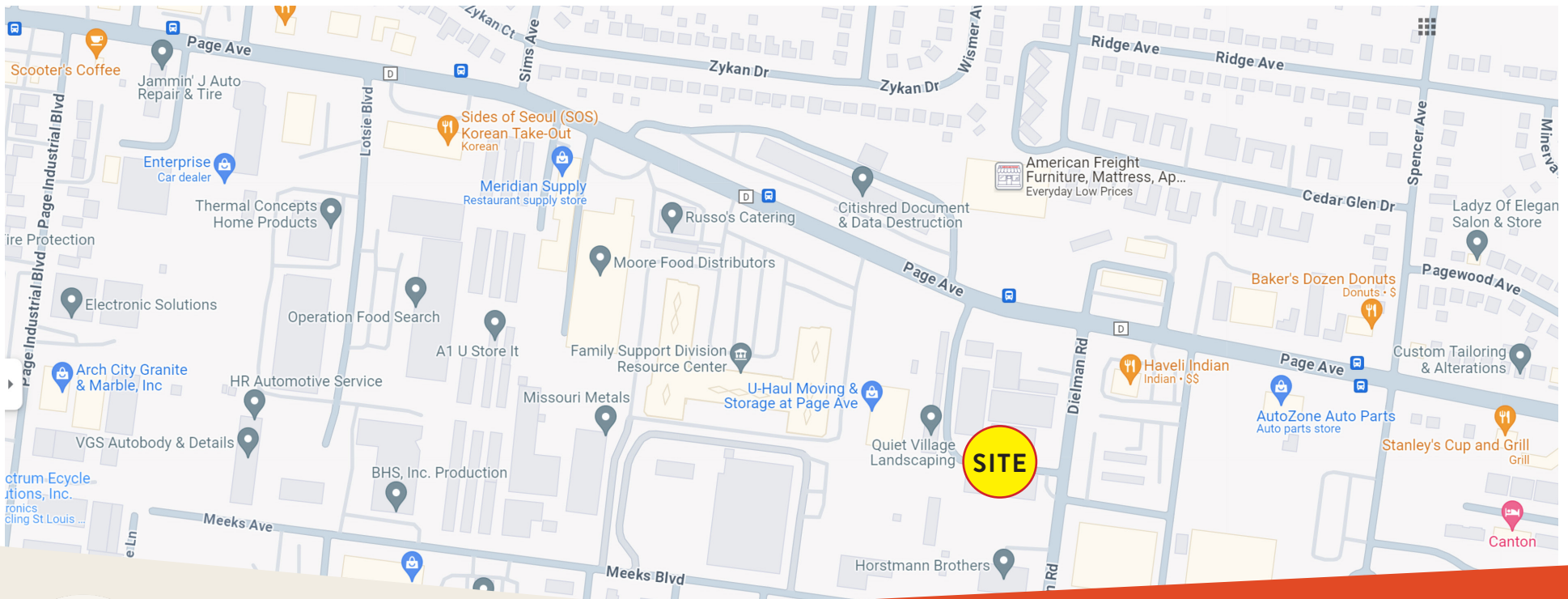
- 14,070 SF - 20% OFFICE - 80% WAREHOUSE
- B-1 RETAIL BUSINESS - OFFICE BUILDING
- B-1A TRANSITIONAL BUSINESS
- PARKING AREA STRIPED FOR 22 VEHICLES ADDITIONAL PARKING IN ALLEY WAY
- POURED CONCRETE - WAREHOUSE REINFORCED FOR HEAVY MACHINERY
- ROOF - CONCRETE DECK WITH RUBBER MEMBRANE COVERING
- FRONT OFFICE 9FT+ CEILING, WAREHOUSE 14FT+ CEILING, REAR OF BUILDING BREAK ROOM AND CURRENT PRINT ROOM 9FT+ HIGH CEILING
- 3 ROOF TOP UNITS- 1 ELECTRIC (2 YEARS OLD), 2 GAS, AND 2 CEILING UNIT GAS HEATERS - HEATING THROUGHOUT ENTIRE BUILDING
- 3 ROOF TOP UNITS- OFFICE A/C 2 YEARS OLD. A/C THROUGHOUT ENTIRE BUILDING
- 1200 AMPS, 3 PHASE 277/480 VOLT



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**FOR INFORMATION CONTACT**

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