

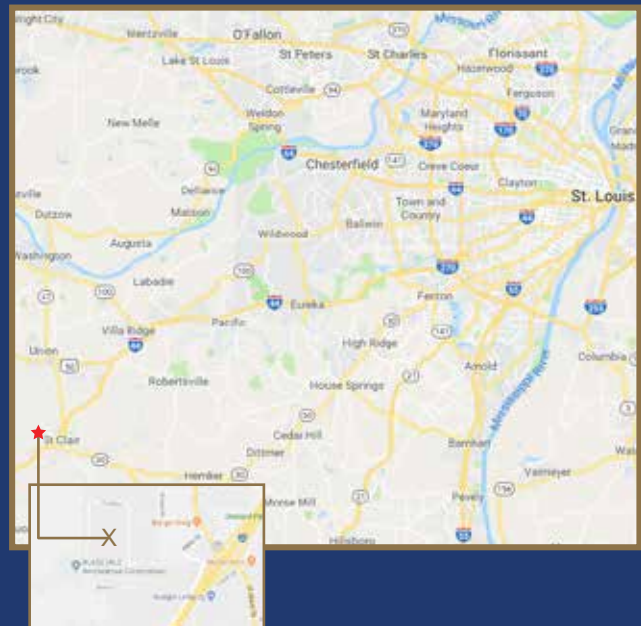
41,250 SF INDUSTRIAL OFFICE WAREHOUSE FOR SALE OR LEASE

www.NECCommercial.com



108 BOLTE LN, SAINT CLAIR, MO 63077

- **41,250 sf**
- **4,639 sf Office Space**
- **Ceilings 18' - 22'**
- **800A - 480v – 3 Phase Power**
- **Two drive-ins, one dock, ample room for additional loading**
- **3.73 Acres**
- **Taxes: \$20,477**



Sale Price: \$1,399,000

Lease: \$4.25 NNN

Joseph Bosse
(636) 271-1128

jbosse@neccommercial.com



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