

11,200 SF WAREHOUSE FOR SALE

www.NECCommercial.com



1005 MILLER DR. • ST. CLAIR, MO 63077

- **11,200 sf Warehouse with small office space.**
- **1.8 acres, building is expandable.**
- **1 Dock, 2 Drive – ins.**
- **Easy access with close proximity to I-44.**
- **Three Phase Electric.**
- **Outdoor storage permitted.**
- **Built in 1994**
- **Taxes: \$6,524**

Sale Price: \$425,000



Joseph Bosse
(636) 271-1128

jbosse@neccommercial.com



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.