

11,200 SF WAREHOUSE FOR SALE/LEASE

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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**

Lease Rate \$4.50NNN

Sale Price: \$495,000



Joseph Bosse
(636) 271-1128

jbosse@neccommercial.com



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