



ROME  
WEST  
REALTY

2756 LAFAYETTE ST. LOUIS MO 63104

314-833-5551

## 1617 South 3rd Street, St. Louis, MO 63104 Potential Warehouse Conversion of the Building



- 9,500 SF building
- Charter and AT&T fiber available
- Close to banks, restaurants, shopping, corporate and industrial resources
- Reception/ waiting area
- Private Restrooms
- Seven bathrooms (one is not ADA)
- Parking for 49 vehicles
- 0.59 acres
- Built in 1989
- J - "Industrial District"
- Sprinkler system
- ADA Compliant
- Approximately 4,750 SF warehouse
- Drive-in Door option

FOR LEASE: \$9.00 per Sq. Ft. plus NNN  
SALE PRICE NEGOTIABLE



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Joe Carpenter 314-277-1829 [joe.carpenter@romewestrealtyllc.com](mailto:joe.carpenter@romewestrealtyllc.com)

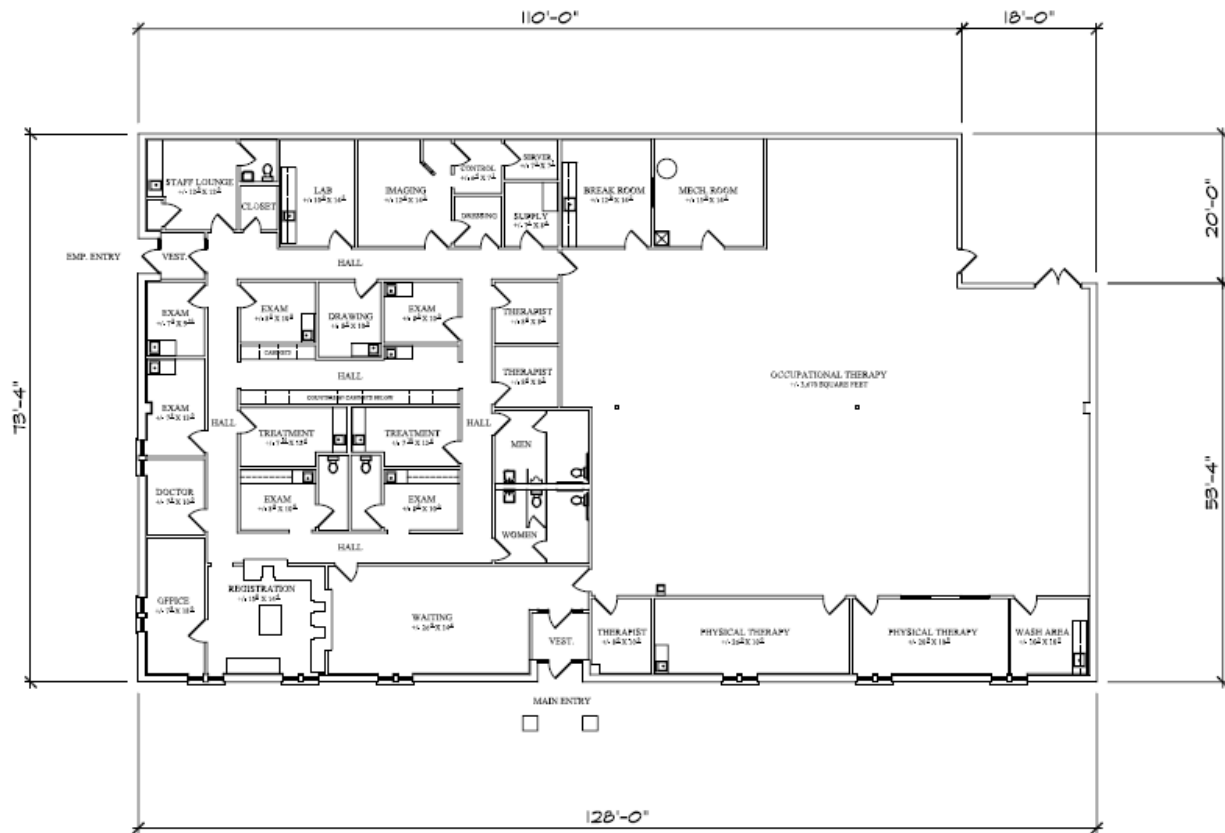


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