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# Berkeley, Missouri, available space for sale/lease

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PREPARED BY:



**City Of Berkeley**

8425 Airport Rd  
Berkeley, MO 63134

**elliott liebson**

(314) 400-3705 (phone)  
eliebson@berkeleymo.us



Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
8320 Airport Rd	Berkeley	Retail/Freestanding	7,426 SF	7,426 SF	Withheld
8635 Airport Rd	Berkeley	Retail/Freestanding	2,276 SF	0 SF	For Sale Only
4441 Brown Rd	Berkeley	Class C Office	1,254 SF	1,254 SF	For Sale Only
8580 Evans Ave	Berkeley	Class B Office/Office Building	90,000 SF	90,000 SF	\$19.75
8921-8957 Frost Ave	Saint Louis	Class C Industrial/Warehouse	100,850 SF	0 SF	-
9043-9083 Frost Ave	Hazelwood	Class C Industrial/Warehouse	143,429 SF	44,643 SF	Withheld
N Hanley Rd	Berkeley	Land	30.58 AC	-	For Sale Only
N Hanley Rd	Berkeley	Land	15.05 AC	-	For Sale Only
N Hanley Rd	Berkeley	Land	8.89 AC	-	For Sale Only
N Hanley Rd	Berkeley	Land	4.00 AC	-	For Sale Only
N Hanley Rd	Berkeley	Land	3.24 AC	-	For Sale Only
N Hanley Rd	Berkeley	Land	11.53 AC	-	For Sale Only
N Hanley Rd	Berkeley	Land	8.63 AC	-	For Sale Only
N Hanley Rd	Berkeley	Land	3.66 AC	-	For Sale Only
N Hanley Rd	Berkeley	Land	7.34 AC	-	For Sale Only
4700 N Hanley Rd	Berkeley	Class A Office	219,644 SF	219,644 SF	Withheld
6243 N Hanley Rd	Saint Louis	Land	1.92 AC	-	For Sale Only
6767 N Hanley Rd	Berkeley	Class C Industrial/Warehouse	33,402 SF	0 SF	-
TBD N Hanley Rd	Saint Louis	Class C Industrial	20,000 SF	20,000 SF	Withheld
6821-6857 Hazelwood Ave	Berkeley	Class A Industrial/Warehouse	180,658 SF	0 SF	-
5929-5943 Jackson Ave	Berkeley	Class C Industrial/Warehouse	22,000 SF	13,500 SF	\$4.00
5932 Jackson Ave	Saint Louis	Class C Industrial/Manufacturing	65,521 SF	65,521 SF	\$5.00
6665-6667 Jonas Pl	Berkeley	Class C Industrial/Warehouse	102,758 SF	102,758 SF	For Sale Only
9401-9423 Koenig Circle Dr	Berkeley	Class B Flex/Light Manufacturing	23,774 SF	3,450 SF	\$7.00
5800-5814 N Hanley Rd	Saint Louis	Class C Industrial	14,338 SF	6,800 SF	Withheld
9454-9475 Natural Bridge Rd	Berkeley	Land	2.88 AC	-	For Sale Only
9708 Natural Bridge Rd	Berkeley	Land	0.40 AC	-	For Sale Only
8801-8845 Seeger Industrial Dr	Berkeley	Class B Industrial/Warehouse	129,000 SF	43,000 SF	\$4.75
8901 Springdale Ave	Berkeley	Class A Industrial/Distribution	121,250 SF	36,000 SF	Withheld
8455 Wabash Ave	Saint Louis	Class C Industrial/Warehouse	8,000 SF	0 SF	For Sale Only

City of Berkeley Economic Development Notes:

- Minimum Parking requirements in Downtown Berkeley (DT-1) have been **eliminated**.
- St. Louis County is completely repaving and relandscaping Airport Road from North Hanley Road east to Berkeley city limits.
- The former Berkeley City Hall (6140 North Hanley) is being demolished and replaced with new landscaped public parking.
- flat, nonreflective roof signs are now permitted in AD, AD-2, M-1, and M-2 Zoning Districts, with no size limit.
- sit down restaurants (no drive through) and hotels are now permitted by right in C-2 General Commercial.
- The City now has a 50/50 storefront improvement matching grant program for downtown.

For more details, contact Elliot Liebson at [eliebson@berkeleymo.us](mailto:eliebson@berkeleymo.us), or (314) 400-3705.



# Property Summary Report

## 6821-6857 Hazelwood Ave - Hazelwood Avenue Distribution Bldg



Berkeley, MO 63134 - Airport Submarket



### BUILDING

Type	4 Star Industrial Warehouse
Tenancy	Multi
Year Built	2001
RBA	180,658 SF
Stories	1
Typical Floor	180,658 SF
Ceiling Ht	28'
Columns	40'w x 40'd
Construction	Reinforced Concrete

### LAND

Land Acres	9.83 AC
Zoning	7M-1
Parcels	10K-52-0198

### EXPENSES

Taxes	\$1.50/SF (2021)
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### POWER & UTILITIES

Power	400 - 1,600a/270 - 480v 3p 3w Heavy
Utilities	Heating - Gas, Lighting

### LOADING

Docks	20 ext	Drive Ins	2 tot./10' w x 14' h
Cross Docks	None	Rail Spots	None

### TRANSPORTATION

Parking	128 available (Surface);Ratio of 0.71/1,000 SF
Airport	7 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (26)

### TENANTS

Industrial Process Equipment	36,131 SF	Wesco Aircraft Hardware Corp	36,000 SF
Fluoro-Seal, International, L.P.	33,658 SF	TricorBraun	33,658 SF
Inhance	12,000 SF		

# Property Summary Report

6821-6857 Hazelwood Ave - Hazelwood Avenue Distribution Bldg



Berkeley, MO 63134 - Airport Submarket

## PROPERTY CONTACTS

True Owner



ATCAP Partners  
12001 N Central Expy  
Dallas, TX 75243  
(214) 597-7728 (p)

Recorded Owner

Atlas Tx Midwest Llc  
6821 Hazelwood Ave  
Saint Louis, MO 63134  
(314) 524-3899 (p)

Property Manager



First Industrial Realty Trust, Inc.  
2791 Research Dr  
Rochester Hills, MI 48309  
(248) 357-4050 (p)  
(248) 357-6352 (f)



# Property Summary Report

9043-9083 Frost Ave

Hazelwood, MO 63134 - Airport Submarket



## BUILDING

Type	3 Star Industrial Warehouse
Tenancy	Multi
Year Built	1971
RBA	143,429 SF
Stories	1
Typical Floor	143,429 SF
Ceiling Ht	20'
Columns	32'w x 28'd
Construction	Reinforced Concrete

## LAND

Land Acres	6.56 AC
Zoning	7M-1
Parcels	10K-23-0073

## EXPENSES

Taxes	\$0.89/SF (2021)
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## POWER & UTILITIES

Power	3p
Utilities	Lighting - Fluorescent

## LOADING

Docks	25 ext	Drive Ins	1 tot.
Cross Docks	None	Cranes	None
Rail Spots	None		

## FOR LEASE

Smallest Space	44,643 SF
Max Contiguous	44,643 SF
# of Spaces	1
Vacant	44,643 SF
% Leased	100.0%
Rent	\$5.50
Service Type	Triple Net

Industrial Avail	44,643 SF
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## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Sublet	44,643/1,000 ofc	44,643	44,643	\$5.50/NNN	Vacant	Thru Dec 2025

# Property Summary Report

9043-9083 Frost Ave



Hazelwood, MO 63134 - Airport Submarket

## SALE

Sold Price	\$2,799,115 (\$19.52/SF) - Part of Portfolio
Date	Dec 2016
Sale Type	Investment
Cap Rate	8.20%
Properties	5
Financing	Down Payment of \$2,178,000 (20%) Unknown: Business Bank

## TRANSPORTATION

Parking	40 available (Surface);Ratio of 2.00/1,000 SF
Airport	6 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (13)

## TENANTS

Quagga	38,090 SF	Absopure	500 SF
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## PROPERTY CONTACTS

True Owner	Nelson McBride Development & Management 14500 S Outer Forty Rd Town And Country, MO 63017 (314) 432-7600 (p) (314) 432-7601 (f)	Recorded Owner	Midwest Indl Props Llc 2 14500 S OUTER 40 Rd Chesterfield, MO 63017
Previous True Owner	First Industrial Realty Trust, Inc. 1 N Wacker Dr Chicago, IL 60606 (312) 344-4300 (p) (312) 922-6320 (f)	Property Manager	First Industrial Realty Trust, Inc. 1968 Innerbelt Business Center Dr Overland, MO 63114 (314) 426-2111 (p) (314) 428-6162 (f)



## BUILDING NOTES

Frost Warehouse 1 is a 143,429 SF bulk warehouse facility offering quality warehousing at market beating rates. Centrally located in the North County sub-market, Frost Warehouse 1 delivers outstanding access to the St. Louis Metro via Interstates 70, 170 & 270.

# Property Summary Report

**8801-8845 Seeger Industrial Dr**

Berkeley, MO 63134 - Airport Submarket



## BUILDING

Type	4 Star Industrial Warehouse
Tenancy	Multi
Year Built	1990
RBA	129,000 SF
Stories	1
Typical Floor	129,000 SF
Ceiling Ht	24'
Columns	25'w x 53'd
Construction	Masonry

## LAND

Land Acres	6.65 AC
Zoning	7M-1
Parcels	10K-33-0241

## EXPENSES

Taxes	\$1.07/SF (2021)
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## POWER & UTILITIES

Utilities	Lighting - Halide
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## LOADING

Docks	20 ext	Drive Ins	1 tot.
Cross Docks	None	Rail Spots	None

## FOR LEASE

Smallest Space	43,000 SF
Max Contiguous	43,000 SF
# of Spaces	1
Vacant	0 SF
% Leased	100.0%
Rent	\$4.75
Service Type	Triple Net

Industrial Avail	43,000 SF
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## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	43,000	43,000	43,000	\$4.75/NNN	Feb 2024	Negotiable

# Property Summary Report

## 8801-8845 Seeger Industrial Dr



Berkeley, MO 63134 - Airport Submarket

### SALE

Sold Price	\$5,310,000 (\$41.16/SF)
Date	Apr 2021
Sale Type	Investment

### TRANSPORTATION

Parking	62 available (Surface);Ratio of 1.10/1,000 SF
Airport	5 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (24)

### TENANTS

A -tech	43,000 SF
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### PROPERTY CONTACTS

True Owner	Sealy & Company 8401 N Central Expy Dallas, TX 75225 (214) 692-9600 (p) (214) 692-9630 (f)
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Previous True Owner	Sealy & Company 333 Texas St Shreveport, LA 71101 (318) 222-8700 (p) (318) 222-4124 (f)
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Previous True Owner	JGB Properties, LLC 4 Syracuse St Baldwinsville, NY 13027 (315) 234-4184 (p) (315) 234-7695 (f)
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Previous True Owner	Martin Ted 131 S Bemiston Clayton, MO 63105
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Recorded Owner	Sealy Seeger Industrial Drive LLC
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Previous True Owner	James G Berges 150 Carondelet Plz Saint Louis, MO 63105 (314) 863-9111 (p)
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Previous True Owner	The Maune Company 7711 Bonhomme Ave Clayton, MO 63105 (314) 862-1777 (p) (314) 862-1007 (f)
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Developer	Fleischer Companies 5725 Manchester Ave Saint Louis, MO 63110 (314) 647-6400 (p)
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### BUILDING NOTES

For more information, contact:

Dan Lesinski	Billy Spence
Newmark Zimmer: 1001 Highlands Plaza Drive West, Suite 250 St. Louis, MO 63110 m 314-412-4345 <a href="mailto:dlesinski@nzimmer.com">dlesinski@nzimmer.com</a>	Newmark Zimmer 8235 Forsyth Boulevard Suite 200 St. Louis, MO 63105 T: 314-628-0443 <a href="mailto:bspence@nzimmer.com">bspence@nzimmer.com</a>





# Property Summary Report

## 8901 Springdale Ave - NorthPark Business Center I



Berkeley, MO 63134 - North County Submarket



### BUILDING

Type	4 Star Industrial Distribution
Tenancy	Multi
Year Built	2008
RBA	121,250 SF
Stories	1
Typical Floor	121,250 SF
Ceiling Ht	28'
Columns	50'w x 50'd
Construction	Reinforced Concrete

### LAND

Land Acres	9.03 AC
Zoning	AD North Park
Parcels	13J-51-1325, 13J-51-1336

### EXPENSES

Taxes	\$1.78/SF (2021)
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### POWER & UTILITIES

Power	3p 4w
Utilities	Lighting

### LOADING

Docks	23 ext	Drive Ins	3 tot./10' w x 14' h
Cross Docks	None	Cranes	None
Rail Spots	None		

### AMENITIES

- Fenced Lot
- Signage

### FOR LEASE

Smallest Space	36,000 SF	Industrial Avail	36,000 SF
Max Contiguous	36,000 SF		
# of Spaces	1		
Vacant	36,000 SF		
% Leased	70.3%		
Rent	Withheld - CoStar Est.		

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	36,000/3,608 ofc	36,000	36,000	Withheld	Vacant	Negotiable

# Property Summary Report

## 8901 Springdale Ave - NorthPark Business Center I



Berkeley, MO 63134 - North County Submarket

SALE		TRANSPORTATION	
Sold Price	\$12,991,000 (\$107.14/SF)	Parking	187 available (Surface);Ratio of 1.54/1,000 SF
Date	Oct 2021	Transit/Subway	2 min drive to North Hanley Transit Stop (Lambert Airport Shiloh-Scott)
Sale Type	Investment	Airport	8 min drive to Lambert-St. Louis International Airport
		Walk Score	Car-Dependent (11)

TENANTS			
Staples	38,137 SF	SNAPP	30,750 SF
Express Scripts, Inc.	30,293 SF	MTI Distributing	22,043 SF

### PROPERTY CONTACTS

True Owner	STAG Industrial, Inc. 1 Federal St Boston, MA 02110 (617) 574-4777 (p) (617) 574-0052 (f)	Recorded Owner	STAG Industrial Holdings LLC 1 Federal St Boston, MA 02110
Previous True Owner	5555 Wingham Investors Llc 14567 N Outer 40 Rd Chesterfield, MO 63017 (314) 721-7272 (p)	Previous True Owner	M Property Services 1001 Boardwalk Springs Pl O'Fallon, MO 63368 (636) 561-9300 (p) (636) 561-9301 (f)
Developer	M Property Services 1001 Boardwalk Springs Pl O'Fallon, MO 63366		

### BUILDING NOTES

NorthPark Business Center is a 550-acre development near the intersection of Interstates 70 and 170. This development will offer a huge impact on the St. Louis community. Divisibility is available, each unit features high-bay fluorescent lighting with 30 foot-candles per square foot. Tilt-up concrete construction.

# Property Summary Report

6665-6667 Jonas PI



Berkeley, MO 63134 - Airport Submarket



## BUILDING

Type	4 Star Industrial Warehouse
Tenancy	Single
Year Built	1968
RBA	102,758 SF
Stories	1
Typical Floor	102,758 SF
Ceiling Ht	24'
Construction	Masonry

## LAND

Land Acres	11.49 AC
Zoning	M-1 Industrial
Parcels	10K-31-0351

## EXPENSES

Taxes	\$0.74/SF (2021)
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## AMENITIES

- Fenced Lot

## TRANSPORTATION

Parking	Ratio of 2.00/1,000 SF
Airport	7 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (30)

## LOADING

Docks	52 ext	Drive Ins	1 tot./20' w x 20' h
Cross Docks	None	Rail Spots	None

## SALE

For Sale	\$6,950,000 (\$67.64/SF)
Sale Type	Owner User
Status	Active

## TENANTS

Central Paper Stock Co Inc	102,758 SF
Sunshine Recycling Inc	-

Sunshine Document Destruction	500 SF
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# Property Summary Report

**6665-6667 Jonas PI**



Berkeley, MO 63134 - Airport Submarket

## PROPERTY CONTACTS

Sales Company	Lee & Associates of St. Louis 1 McBride & Son Center Dr Chesterfield, MO 63005 (314) 400-4000 (p) (314) 400-4050 (f)	True Owner	Jonas Properties LLC 115 White Bridge Meadows Ln Saint Louis, MO 63141
Recorded Owner	Jonas Properties L L C 6665 Jonas PI Saint Louis, MO 63134	Previous True Owner	Fleischer Companies 5725 Manchester Ave Saint Louis, MO 63110 (314) 647-6400 (p)
Previous True Owner	David Robnek St. Louis, MO		

## SALE HIGHLIGHTS

- 8 Acres Includes Separate Fenced Storage Lot
- Visibility/Signage to I-170. Excellent access to I-170, I-70 and I-270 and the St. Louis International Airport.

# Property Summary Report

8921-8957 Frost Ave

Saint Louis, MO 63134 - Airport Submarket



## BUILDING

Type	3 Star Industrial Warehouse
Tenancy	Multi
Year Built	1971
Year Renov	1990
RBA	100,850 SF
Stories	1
Typical Floor	100,850 SF
Ceiling Ht	20'
Columns	28'w x 32'd
Construction	Masonry

## LAND

Land Acres	4.69 AC
Zoning	7M-1
Parcels	10K-24-0094

## EXPENSES

Taxes	\$0.89/SF (2021)
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## POWER & UTILITIES

Power	400a/ 3p
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## TRANSPORTATION

Parking	Ratio of 2.50/1,000 SF
Airport	8 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (17)

## LOADING

Docks	18 ext	Drive Ins	1 tot./8' w x 10' h
Cross Docks	None	Rail Spots	None

## SALE

Sold Price	\$1,998,437 (\$19.82/SF) - Part of Portfolio
Date	Dec 2016
Sale Type	Investment
Cap Rate	8.20%
Properties	5
Financing	Down Payment of \$2,178,000 (20%) Unknown: Business Bank

## TENANTS

Ram International	52,000 SF	Greentech Renewables	28,000 SF
Santie's Wholesale Oil Co.	20,000 SF		



# Property Summary Report

8921-8957 Frost Ave



Saint Louis, MO 63134 - Airport Submarket

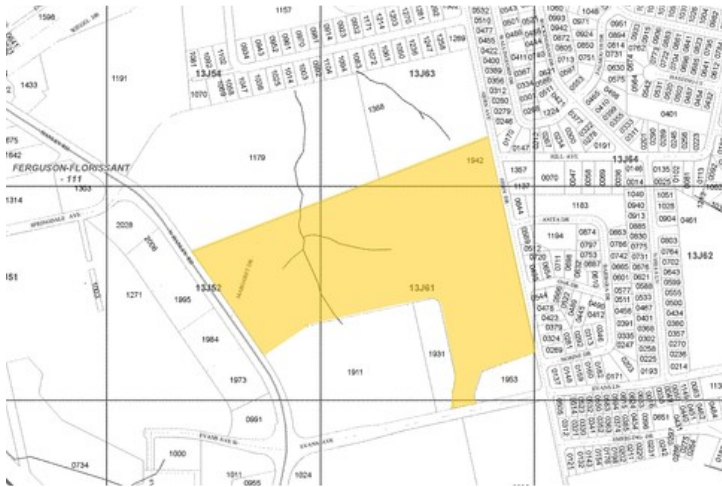
## PROPERTY CONTACTS

True Owner	Nelson McBride Development & Management 14500 S Outer Forty Rd Town And Country, MO 63017 (314) 432-7600 (p) (314) 432-7601 (f)	Recorded Owner	Midwest Indl Props LLC 3 14500 S OUTER 40 Rd Chesterfield, MO 63017 (314) 432-7600 (p)
Previous True Owner	First Industrial Realty Trust, Inc. 1 N Wacker Dr Chicago, IL 60606 (312) 344-4300 (p) (312) 922-6320 (f)	Previous True Owner	NEW England Mutual Life Ins DeSoto, TX 75123
Property Manager	First Industrial Realty Trust, Inc. 1 N Wacker Dr Chicago, IL 60606 (312) 344-4300 (p) (312) 922-6320 (f)		

# Property Summary Report

## 4700 N Hanley Rd - Express Scripts

Berkeley, MO 63134 - North County Submarket



### BUILDING

Type	4 Star Office
Tenancy	Single
Year Built	2014
RBA	219,644 SF
Stories	2
Typical Floor	73,215 SF

### LAND

Land Acres	34.48 AC
Zoning	AD North Park
Parcels	13J-61-1942

### EXPENSES

Taxes	\$0.45/SF (2021)
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### FOR LEASE

Smallest Space	50,000 SF
Max Contiguous	109,822 SF
# of Spaces	2
Vacant	0 SF
% Leased	100.0%
Rent	Withheld - CoStar Est. Rent \$17 - 21 (Office)

Office Avail	219,644 SF
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### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Office	Direct	50,000 - 109,822	109,822	109,822	Withheld	Jun 2024	Negotiable
P 1st	100	Office	Direct	50,000 - 109,822	109,822	109,822	Withheld	Jun 2024	Negotiable

### SALE

Sold Price	\$51,267,000 (\$233.41/SF)
Date	Jun 2014
Sale Type	Investment

### TRANSPORTATION

Parking	2027 available (Surface); Ratio of 9.23/1,000 SF
Transit/Subway	3 min drive to North Hanley Transit Stop (Lambert Airport Shiloh-Scott)
Airport	10 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (11)

# Property Summary Report

## 4700 N Hanley Rd - Express Scripts

Berkeley, MO 63134 - North County Submarket



### PROPERTY CONTACTS

True Owner

American Realty Capital Properties, Inc.

5 Bryant Park  
New York, NY 10018  
(212) 415-6500 (p)



Recorded Owner

Chapter 100-St Louis County Missouri

7700 Forsyth Blvd  
Saint Louis, MO 63105  
(314) 621-5070 (p)



Previous True Owner

American Realty Capital Properties, Inc.

5 Bryant Park  
New York, NY 10018  
(212) 415-6500 (p)



For more information, contact Dan Lesinski at Newmark Zimmer:  
1001 Highlands Plaza Drive West, Suite 250  
St. Louis, MO 63110  
m 314-412-4345  
[dlesinski@nzimmer.com](mailto:dlesinski@nzimmer.com)

### BUILDING NOTES

Link to listing and concept site designs:

<https://www.loopnet.com/Listing/4700-N-Hanley-Rd-Berkeley-MO/30615870/>

In 2015, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council.

# Property Summary Report

5932 Jackson Ave

Saint Louis, MO 63134 - North County Submarket



## BUILDING

Type	2 Star Industrial Manufacturing
Tenancy	Single
Year Built	1973
RBA	65,521 SF
Stories	1
Typical Floor	65,521 SF
Construction	Metal

## LAND

Land Acres	3.92 AC
Zoning	7M-1
Parcels	11J-11-2430, 11J-11-2441, 12J-43-1851

## EXPENSES

Taxes	\$0.79/SF (2021)
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## LOADING

Docks	1 ext	Drive Ins	None
Rail Spots	None		

## FOR LEASE

Smallest Space	65,521 SF	Industrial Avail	65,521 SF
Max Contiguous	65,521 SF		
# of Spaces	1		
Vacant	65,521 SF		
% Leased	0%		
Rent	\$5.00		
Service Type	Triple Net		

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	65,521/10,000 ofc	65,521	65,521	\$5.00/NNN	Vacant	Negotiable

# Property Summary Report

## 5932 Jackson Ave



Saint Louis, MO 63134 - North County Submarket

### SALE

For Sale	\$3,450,000 (\$52.66/SF)
Sale Type	Investment or Owner User
Status	Active
<b>Last Sale</b>	
Sold Price	Not Disclosed
Date	Apr 2022

### TRANSPORTATION

Parking	107 available (Surface);Ratio of 1.63/1,000 SF
Airport	7 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (41)

### PROPERTY CONTACTS

Sales Company	JLL 211 N Broadway Saint Louis, MO 63102 (314) 338-2080 (p) (314) 338-2081 (f)
Previous True Owner	Berkeley Dev Inc 5932 Jackson Ave Saint Louis, MO 63134 (314) 522-8003 (p)

Recorded Owner	Berkley Jackson Developments L 105 Yorkshire Ct Troy, IL 62294
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### SALE HIGHLIGHTS

- Excellent interstate and airport access - 1 mile to I-170, 1.5 miles to I-70, 2 miles to St. Louis Lambert International Airport
- Shop restrooms/break rooms throughout the plant, heavy manufacturing equipment pits in place, and controlled manufacturing and quality control rooms
- Updated lighting throughout
- Entire facility completely climate controlled including recently added 10,000 SF specialty climate controlled room



# Property Summary Report

8580 Evans Ave

Berkeley, MO 63134 - North County Submarket



## BUILDING

Type	4 Star Office
Tenancy	Single
Year Built	2007
RBA	90,000 SF
Stories	2
Typical Floor	45,000 SF
Construction	Masonry

## LAND

Land Acres	10.77 AC
Zoning	AD North Park
Parcels	13J-33-0980

## EXPENSES

Taxes	\$2.97/SF (2021)
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## BUILDING AMENITIES

- Bus Line
- Signage

## FOR LEASE

Smallest Space	22,500 SF	Office Avail	90,000 SF
Max Contiguous	90,000 SF		
# of Spaces	2		
Vacant	90,000 SF		
% Leased	0%		
Rent	\$19.75		
Service Type	Full Service Gross		

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd		Office	Direct	22,500 - 45,000	45,000	90,000	\$19.75/FS	Vacant	Negotiable
E 1st		Office	Direct	22,500 - 45,000	45,000	90,000	\$19.75/FS	Vacant	Negotiable

# Property Summary Report

## 8580 Evans Ave



Berkeley, MO 63134 - North County Submarket



### SALE



Sold Price	\$950,000,000 (\$187.79/SF) - Portfolio Price
Date	May 2017
Sale Type	Investment
Cap Rate	6.00%
Properties	46
Financing	1st Mortgage: JP Morgan Chase Bank Bal/Pmt: \$523,000,000/-

### TRANSPORTATION

Parking	624 available (Surface);Ratio of 7.00/1,000 SF
Transit/Subway	2 min drive to North Hanley Transit Stop (Lambert Airport Shiloh-Scott)
Airport	9 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (21)

### PROPERTY CONTACTS

True Owner	Elm Tree Net Lease Fund II, LLC 120 S Central Ave Clayton, MO 63105 (314) 828-4200 (p) 
Previous True Owner	China Life Insurance (Group) Company 17 Financial St Beijing, BEI 100140 011 86 10 6621 0512 (p) 
Previous True Owner	M Property Services 1001 Boardwalk Springs Pl O'Fallon, MO 63366

Recorded Owner	Et Northpark Llc 8027 Forsyth Bl Saint Louis, MO 63105
Previous True Owner	ElmTree Funds 8027 Forsyth Blvd Saint Louis, MO 63105 (314) 828-4200 (p) 
Property Manager	Vatterott Educational Centers, Inc. 8580 Evans Ave Berkeley, MO 63134 (314) 264-1000 (p) (314) 890-6082 (f) 

### BUILDING NOTES

# Property Summary Report

**6767 N Hanley Rd**

Berkeley, MO 63134 - North County Submarket



## BUILDING

Type	2 Star Industrial Warehouse
Tenancy	Multi
Year Built	1973
RBA	33,402 SF
Stories	1
Typical Floor	33,402 SF
Ceiling Ht	17'
Construction	Masonry

## LAND

Land Acres	5.07 AC
Zoning	7M-1
Parcels	10K-31-0221, 10K-32-0372

## EXPENSES

Taxes	\$1.43/SF (2021)
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## POWER & UTILITIES

Power	800a/ Heavy
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## TRANSPORTATION

Airport	4 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (45)

## LOADING

Drive Ins	6 tot.	Rail Spots	None
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## SALE

Sold Price	\$2,680,000 (\$80.23/SF)
Date	Oct 2023
Sale Type	Owner User
Financing	1st Mortgage: Private Lender Bal/Pmt: \$2,010,000/-

## TENANTS

OUTFRONT	33,402 SF	Sun Zhen	33,402 SF
Gannett Outdoor Inc.	500 SF	Premier Signs	500 SF

# Property Summary Report

**6767 N Hanley Rd**



Berkeley, MO 63134 - North County Submarket

## PROPERTY CONTACTS

True Owner	Sun Zhen 10 Clayton Ter Saint Louis, MO 63131 (314) 623-1741 (p)	Recorded Owner	N Hanley LLC
Previous True Owner	Gannett Outdoor Inc. 6767 N Hanley Rd Berkeley, MO 63134 (703) 854-6000 (p)		

# Property Summary Report

## 9401-9423 Koenig Circle Dr - Bldg B

Berkeley, MO 63134 - Airport Submarket



### BUILDING

Type	2 Star Flex Light Manufacturing
Tenancy	Multi
Year Built	1988
RBA	23,774 SF
Stories	1
Typical Floor	23,774 SF
Ceiling Ht	18'
Construction	Masonry

### LAND

Land Acres	1.83 AC
Zoning	M-1 Industrial
Parcels	13K-62-0235

### EXPENSES

Taxes	\$1.62/SF (2021)
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### AMENITIES

- Signage

### LOADING

Docks	7 ext	Drive Ins	None
Cross Docks	None	Rail Spots	None

### FOR LEASE

Smallest Space	3,450 SF
Max Contiguous	3,450 SF
# of Spaces	1
Vacant	0 SF
% Leased	100.0%
Rent	\$7.00
Service Type	Triple Net
CAM	\$3.18/SF

Flex Avail	3,450 SF
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### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	9407	Flex	Direct	3,450/1,380 ofc	3,450	3,450	\$7.00/NNN	30 Days	Negotiable



# Property Summary Report

## 9401-9423 Koenig Circle Dr - Bldg B



Berkeley, MO 63134 - Airport Submarket

### SALE

Sold Price	\$2,080,000 (\$87.49/SF) - Part of Portfolio
Date	Aug 2017
Sale Type	Owner User
Properties	2

### TRANSPORTATION

Parking	48 available (Surface);Ratio of 1.76/1,000 SF
Airport	8 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (38)

### TENANTS

Dynamic Sales Co., Inc.	23,775 SF	STADCO DSI	23,774 SF
Phoenix International Freight Services, Ltd.	6,739 SF	Interstate power systems	6,250 SF
FinishMaster	5,000 SF		

### PROPERTY CONTACTS

True Owner	Stephanie Doss 5827 Manor Ln Parkville, MO 64152 (214) 570-0106 (p)	Recorded Owner	Seven Streams LLC
Previous True Owner	TMT Properties LLC 9050 Pershall Rd Hazelwood, MO 63042 (314) 731-7102 (p)		

### BUILDING NOTES

\* Flat Roof

# Property Summary Report

5929-5943 Jackson Ave



Berkeley, MO 63134 - North County Submarket



## BUILDING

Type	2 Star Industrial Warehouse
Tenancy	Single
Year Built	1962
RBA	22,000 SF
Stories	1
Typical Floor	22,000 SF
Construction	Masonry

## LAND

Land Acres	1.00 AC
Zoning	M-1 Industrial
Parcels	12J-43-1842

## EXPENSES

Taxes	\$0.13/SF (2021)
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## LOADING

Docks	None	Drive Ins	8 tot.
Rail Spots	None		

## FOR LEASE

Smallest Space	9,000 SF	Industrial Avail	13,500 SF
Max Contiguous	13,500 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	\$4.00		
Service Type	Modified Gross		

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	9,000 - 13,500	13,500	13,500	\$4.00/MG	30 Days	Negotiable

## SALE

Sold Price	Not Disclosed
Date	Aug 2018
Financing	1st Mortgage Bal/Pmt: \$331,927/-

## TRANSPORTATION

Airport	7 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (30)

# Property Summary Report

**5929-5943 Jackson Ave**



Berkeley, MO 63134 - North County Submarket

## TENANTS

SLR Consulting	22,000 SF	Custom Carriage Autobody	500 SF
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## PROPERTY CONTACTS

True Owner	Ipx Jackson Ave Llc 336 Gascony Way Saint Louis, MO 63122 (314) 574-0902 (p)	Recorded Owner	Ipx Jackson Ave Llc 336 Gascony Way Saint Louis, MO 63122 (314) 574-0902 (p)
Previous True Owner	SLR Consulting 5929-5943 Jackson Ave Berkeley, MO 63134 (314) 521-4848 (p) (314) 521-2244 (f)		



# Property Summary Report

## TBD N Hanley Rd - NorthPark Build-to-Suit



Saint Louis, MO 63134 - North County Submarket



### BUILDING

Type	3 Star Industrial
Year Built	Aug 2023
RBA	20,000 SF
Stories	1
Typical Floor	20,000 SF
Ceiling Ht	24'

### LAND

Land Acres	8.00 AC
Parcels	13J-53-1602

### EXPENSES

Taxes	\$0.01/SF (2021)
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### AMENITIES

- Front Loading

### LOADING

Docks	None	Drive Ins	None
Rail Spots	None		

### FOR LEASE

Smallest Space	5,000 SF
Max Contiguous	20,000 SF
# of Spaces	1
Vacant	20,000 SF
% Leased	0%
Rent	Withheld - CoStar Est. Rent \$5 - 6 (Industrial)

Industrial Avail	20,000 SF
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### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Industrial	Direct	5,000 - 20,000	20,000	20,000	Withheld	TBD	Negotiable

### SALE

For Sale	Price Not Disclosed
Sale Type	Owner User
Status	Active

### TRANSPORTATION

Airport	8 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (6)

# Property Summary Report

## TBD N Hanley Rd - NorthPark Build-to-Suit



Saint Louis, MO 63134 - North County Submarket

### PROPERTY CONTACTS

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Sales Company



JLL

211 N Broadway

Saint Louis, MO 63102

(314) 338-2080 (p)

(314) 338-2081 (f)

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# Property Summary Report

5800-5814 N Hanley Rd



Saint Louis, MO 63134 - North County Submarket



## BUILDING

Type	2 Star Industrial
Tenancy	Multi
Year Built	1968
RBA	14,338 SF
Stories	1
Typical Floor	14,338 SF
Ceiling Ht	12'
Construction	Masonry

## LAND

Land Acres	0.60 AC
Zoning	M-1
Parcels	12K-64-1354

## EXPENSES

Taxes	\$0.14/SF (2021)
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## LOADING

Docks	None	Drive Ins	11 tot.
Rail Spots	None		

## FOR LEASE

Smallest Space	1,700 SF	Office/Ret Avail	6,800 SF
Max Contiguous	6,800 SF		
# of Spaces	3		
Vacant	0 SF		
% Leased	100.0%		
Rent	\$11.00 - 13.00		
Service Type	Triple Net		

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4	Off/Ret	Direct	3,400	6,800	6,800	\$11.00/NNN	30 Days	Negotiable
P 1st	5	Off/Ret	Direct	1,700	6,800	6,800	\$13.00/NNN	30 Days	Negotiable
P 1st	6	Off/Ret	Direct	1,700	6,800	6,800	\$13.00/NNN	30 Days	Negotiable

## TRANSPORTATION

Airport	4 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (25)

# Property Summary Report

**5800-5814 N Hanley Rd**



Saint Louis, MO 63134 - North County Submarket

## PROPERTY CONTACTS

True Owner	Kyko Investments LLC 6501 S Spoede Ln Warrenton, MO 63383 (636) 456-0000 (p)	Recorded Owner	Kyko Investments LLC 6501 S Spoede Ln Warrenton, MO 63383 (636) 456-0000 (p)
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## BUILDING NOTES

4 separate buildings selling as one with each building approx 3400sf each.  
One of the buildings has been subdivided into two separate sections (approx 1630 sf each)

# Property Summary Report

8455 Wabash Ave



Saint Louis, MO 63134 - North County Submarket



## BUILDING

Type	1 Star Industrial Warehouse
Tenancy	Multi
Year Built	1957
RBA	8,000 SF
Stories	1
Typical Floor	8,000 SF
Ceiling Ht	9'
Construction	Masonry

## LAND

Land Acres	0.27 AC
Zoning	M-1
Parcels	11J-41-1454

## EXPENSES

Taxes	\$0.32/SF (2021)
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## AMENITIES

- Storage Space

## TRANSPORTATION

Parking	10 available (Surface);Ratio of 1.25/1,000 SF
Airport	6 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (49)

## LOADING

Docks	None	Drive Ins	2 tot./8' h
Rail Spots	None		

## SALE

For Sale	\$299,000 (\$37.38/SF)
Sale Type	Investment
Status	Active

## Last Sale

Sold Price	Not Disclosed
Date	Jun 2015
Sale Type	Owner User

# Property Summary Report

**8455 Wabash Ave**



Saint Louis, MO 63134 - North County Submarket

## PROPERTY CONTACTS

Sales Company	Judy M. Realty Company 131 N Mosley Rd Saint Louis, MO 63141 (314) 677-4397 (p)	True Owner	Opt-Plus LLC 8455 Wabash Ave Saint Louis, MO 63134 (314) 662-6492 (p)
Recorded Owner	Opt-Plus LLC 8455 Wabash Ave Saint Louis, MO 63134 (314) 662-6492 (p)	Previous True Owner	Kleewein Properties Llc 7427 Pierside O'Fallon, MO 63368
Previous True Owner	Dunn Clifford L Jr 238 Kildare Ct O'Fallon, MO 63366 (636) 294-1551 (p)		

## BUILDING NOTES

This 8,000 +/- sf office warehouse building is zoned for Light Industrial uses and features a small area fenced for outside storage. Building consists of 2-3,000 sf bays and one 2,000 sf. Some upgraded electrical work has been done recently. With some cleaning and painting done, you will be in business! The 2-3,000 sf bays together have a receptionist area, a private office of 12'x 12' and a semi-private office of 16'x10' and the balance in warehouse or manufacturing area. Ceilings are approximately 8' + at the high areas. See the M-1 Zoning Regulations in the attachments. Zoning will permit with a Special Use Permit, uses such as contractor's office, storage, manufacturing, assembling or other industrial uses, auto detailing shops and car washes, office/showroom, studio, or warehousing. Industrial and manufacturing uses are permitted where the process of manufacturing or treatment of materials is not obnoxious in regard to dust, odor, gas, smoke, noise or public safety. Partially in Flood Zone 'A'.

# Property Summary Report

8320 Airport Rd

Berkeley, MO 63134 - Northwest County Submarket



## BUILDING

Type	2 Star Retail Freestanding
Tenancy	Single
Year Built	2003
GLA	7,426 SF
Stories	1
Typical Floor	7,426 SF
Docks	None
Construction	Metal

## LAND

Land Acres	0.71 AC
Zoning	DT-1 Downtown Core
Parcels	11J-14-1645

## EXPENSES

Taxes	\$2.06/SF (2021)
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## BUILDING AMENITIES

- Bus Line
- Signage
- Pylon Sign
- **NO MINIMUM PARKING REQUIREMENT**
- The City of Berkeley is willing to discuss the use of incentives for a full-service grocery store

## FOR LEASE

Smallest Space	7,426 SF	Retail Avail	7,426 SF
Max Contiguous	7,426 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	7,426	7,426	7,426	Withheld	30 Days	Negotiable

## SALE

Sold Price	\$11,000,000,000 - Portfolio Price
Date	Nov 2021
Sale Type	Investment
Properties	3921

## TRAFFIC & FRONTAGE

Traffic Volume	11,487 on Airport Rd & Whitewater Dr SE (0)
	22,022 on Airport Road & N Hanley Rd W (0)
Frontage	247' on Airport Rd (with 2 curb cuts)

Made with TrafficMetrix Products





# Property Summary Report

8320 Airport Rd



Berkeley, MO 63134 - Northwest County Submarket

## TRANSPORTATION

Parking	26 available (Surface);Ratio of 3.50/1,000 SF
Airport	4 min drive to Lambert-St. Louis International Airport
Walk Score	Somewhat Walkable (55)

## PROPERTY CONTACTS

True Owner	Realty Income Corporation 11995 El Camino Real San Diego, CA 92130 (877) 924-6266 (p) (760) 741-2235 (f)	Recorded Owner	COLE FD PORTFOLIO I LLC 500 Volvo Pky Chesapeake, VA 23320
Previous True Owner	VEREIT, Inc. 2325 E Camelback Rd Phoenix, AZ 85016 (602) 778-6000 (p) (602) 778-8780 (f)	Previous True Owner	Cole Capital 2325 E Camelback Rd Phoenix, AZ 85016 (602) 778-8700 (p) (480) 449-7002 (f)
Previous True Owner	Cole Credit Property Trust III, Inc. 2575 E Camelback Rd Phoenix, AZ 85016 (602) 778-8700 (p)	Previous True Owner	Family Dollar 10301 Monroe Rd Matthews, NC 28105 (704) 847-6961 (p) (704) 847-0189 (f)

# Property Summary Report

**8635 Airport Rd**

Berkeley, MO 63134 - Northwest County Submarket



## BUILDING

Type	3 Star Retail Freestanding
Year Built	2006
GLA	2,276 SF
Stories	1
Typical Floor	2,276 SF
Construction	Metal

## LAND

Land Acres	0.56 AC
Zoning	Dt-2 Airport Frontage Downtown
Parcels	11K-34-1608

## EXPENSES

Taxes	\$3.40/SF (2021)
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## TRAFFIC & FRONTAGE

Traffic Volume	15,973 on 11432 & N Hanley Rd E (0) 22,022 on Airport Road & N Hanley Rd W (0)
Frontage	20' on Airport Road

Made with TrafficMetrix Products

## SALE

For Sale	Part of a Portfolio - Price Not Disclosed
Sale Type	Investment
Properties	2
Status	Active

## Last Sale

Sold Price	Not Disclosed
Date	Sep 2019

## TRANSPORTATION

Parking	10 available (Surface); Ratio of 4.39/1,000 SF
Airport	3 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (49)


# Property Summary Report

## 8635 Airport Rd



Berkeley, MO 63134 - Northwest County Submarket

### PROPERTY CONTACTS

Sales Company	Sansone Group 120 S Central Ave Clayton, MO 63105 (314) 727-6664 (p) (314) 727-6101 (f)	Recorded Owner	K & S Realty Llc 1330 Baur Blvd St Louis, MO
		Previous True Owner	Saunders Scott D 1330 Baur Blvd Saint Louis, MO 63132
Previous True Owner	Saunders Commercial 1330 Baur St Saint Louis, MO 63132 (314) 567-3360 (p) (314) 567-7743 (f)		

### SALE HIGHLIGHTS

- Self-Service & Automatic Wash
- \$130k Soft-Touch Automatic Upgrade
- .56 & .64 AC

# Property Summary Report

4441 Brown Rd



Berkeley, MO 63134 - Airport Submarket



## BUILDING

Type	2 Star Office
Tenancy	Single
Year Built	1975
RBA	1,254 SF
Stories	1
Typical Floor	1,254 SF

## LAND

Land Acres	0.42 AC
Zoning	7C-2
Parcels	13K-54-0421

## EXPENSES

Taxes	\$4.13/SF (2021)
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## TRANSPORTATION

Airport	9 min drive to Lambert-St. Louis International Airport
Walk Score	Somewhat Walkable (52)

## SALE

For Sale	\$290,000 (\$231.26/SF)
Sale Type	Investment or Owner User
Status	Active

## TENANTS

The Medicine Shoppe	1,254 SF
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## PROPERTY CONTACTS

Sales Company	CWG Commercial at Keller Williams Realty West	Recorded Owner	J S H Group Llc
	856 Waterbury Falls Dr		
	O'Fallon, MO 63368		
	(636) 229-7653 (p)		



## SALE HIGHLIGHTS

- Great Drive Thru Location
- Ample Parking
- Perfect for Restaurant, Coffee Shop, Sandwich Shop, or Office --> sit-down restaurants permitted by right
- Kitchen and Office
- Area Easy Access to Hwy 70

# Property Summary Report

## N Hanley Rd - Area 1



Berkeley, MO 63134 - North County Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	7.34 AC
Land SF - Gross	319,730 SF
Dimensions	Irregular
No. of Lots	1
Topography	Level
Parcels	12J-41-2742

### ZONING & USAGE

Zoning	AD North Park
Proposed Use	Apartment Units, Commercial, General Freestanding, Master Planned
Approval	Approved Plan

### CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

### TRAFFIC & FRONTAGE

Traffic Volume	1,009 on Scudder Rd & Oakton Dr E (0) 8,175 on 17040 & Scudder Rd S (0)
Frontage	1,264' on N Hanley Rd 490' on Scudder Rd

Made with TrafficMetrix Products

### TRANSPORTATION

Airport	5 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (16)

### SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	JLL 211 N Broadway Saint Louis, MO 63102 (314) 338-2080 (p) (314) 338-2081 (f)	True Owner	M Property Services 1001 Boardwalk Springs Pl O'Fallon, MO 63368 (636) 561-9300 (p) (636) 561-9301 (f)
Recorded Owner	Northpark Partners LLC 2199 Innerbelt Business Center Dr Saint Louis, MO 63114 (314) 429-5100 (p)		



# Property Summary Report

## N Hanley Rd - Area 2



Berkeley, MO 63134 - North County Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	3.66 AC
Land SF - Gross	159,430 SF
Dimensions	Irregular
No. of Lots	1
Topography	Level
Parcels	12J-12-2782

### ZONING & USAGE

Zoning	AD North Park
Proposed Use	Apartment Units, Commercial, General Freestanding, Master Planned
Approval	Approved Plan

### CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

### TRAFFIC & FRONTAGE

Traffic Volume	1,089 on Martin Luther King Blvd & Booker Ave S (0) 12,753 on 16456 & Ramp I170 Ramp N SW (0)
Frontage	1,035' on N Hanley Rd

Made with TrafficMetrix Products

### TRANSPORTATION

Airport	6 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (3)

### SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	JLL 211 N Broadway Saint Louis, MO 63102 (314) 338-2080 (p) (314) 338-2081 (f)	True Owner	M Property Services 1001 Boardwalk Springs Pl O'Fallon, MO 63368 (636) 561-9300 (p) (636) 561-9301 (f)
Recorded Owner	Northpark Partners LLC 2199 Innerbelt Business Center Dr Saint Louis, MO 63114 (314) 429-5100 (p)		



# Property Summary Report

## N Hanley Rd - Area 3



Berkeley, MO 63134 - North County Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	8.63 AC
Land SF - Gross	375,923 SF
Dimensions	Irregular
No. of Lots	1
Topography	Level
Parcels	13J-44-1200

### ZONING & USAGE

Zoning	AD North Park
Proposed Use	Commercial, General Freestanding, Master Planned Community,
Approval	Approved Plan

### CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

### TRAFFIC & FRONTAGE

Traffic Volume	7,418 on N Hanley Rd & Rev John Mitchell Sr Ave NW (0) 13,478 on 16455 & I- 170 NE (0)
Frontage	N Hanley Rd

Made with TrafficMetrix Products

### TRANSPORTATION

Transit/Subway	1 min drive to North Hanley Transit Stop (Lambert Airport Shiloh-Scott)
Airport	6 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (5)

### SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	JLL 211 N Broadway Saint Louis, MO 63102 (314) 338-2080 (p) (314) 338-2081 (f)	Recorded Owner	Northpark Partners Llc 2199 Innerbelt Business Center Dr Saint Louis, MO 63114
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# Property Summary Report

## N Hanley Rd - Area 4



Berkeley, MO 63134 - North County Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	11.53 AC
Land SF - Gross	502,247 SF
Dimensions	Irregular
No. of Lots	1
Topography	Level
Parcels	13J-44-1200

### ZONING & USAGE

Zoning	AD North Park
Proposed Use	Commercial, General Freestanding, Master Planned Community,
Approval	Approved Plan

### CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

### TRAFFIC & FRONTAGE

Traffic Volume	12,606 on I- 70 & I- 170 W (0) 70,840 on I- 70 & Springdale Ave NW (0)
Frontage	Hwy 170

Made with TrafficMetrix Products

### TRANSPORTATION

Transit/Subway	5 min drive to North Hanley Transit Stop (Lambert Airport Shiloh-Scott)
Airport	5 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (7)

### SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	JLL 211 N Broadway Saint Louis, MO 63102 (314) 338-2080 (p) (314) 338-2081 (f)	Recorded Owner	Northpark Partners Llc 2199 Innerbelt Business Center Dr Saint Louis, MO 63114
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# Property Summary Report

## N Hanley Rd - Area 6



Berkeley, MO 63134 - North County Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	3.24 AC
Land SF - Gross	141,134 SF
Dimensions	Irregular
No. of Lots	1
Topography	Level
Parcels	13J-51-1314

### ZONING & USAGE

Zoning	AD North Park
Proposed Use	Commercial, General Freestanding, Master Planned Community,
Approval	Approved Plan

### CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

### TRAFFIC & FRONTAGE

Traffic Volume	7,418 on N Hanley Rd & Rev John Mitchell Sr Ave NW (0) 70,840 on I-70 & Springdale Ave NW (0)
Frontage	N Hanley Rd

Made with TrafficMetrix Products

### TRANSPORTATION

Transit/Subway	2 min drive to North Hanley Transit Stop (Lambert Airport Shiloh-Scott)
Airport	8 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (11)

### SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	JLL 211 N Broadway Saint Louis, MO 63102 (314) 338-2080 (p) (314) 338-2081 (f)	True Owner	M Property Services 1001 Boardwalk Springs Pl O'Fallon, MO 63368 (636) 561-9300 (p) (636) 561-9301 (f)
Recorded Owner	Northpark Partners LLC 2199 Innerbelt Business Center Dr Saint Louis, MO 63114 (314) 429-5100 (p)		



# Property Summary Report

## N Hanley Rd - Retail



Berkeley, MO 63134 - North County Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	4.00 AC
Land SF - Gross	174,240 SF
Dimensions	Irregular
No. of Lots	1
Topography	Level
Parcels	13J-24-1110

### ZONING & USAGE

Zoning	AD North Park
Proposed Use	Retail
Approval	Approved Plan

### CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

### TRAFFIC & FRONTAGE

Traffic Volume	6,032 on 16362 & N Hanley Rd E (0) 13,949 on North Hanley Road & I-70 S (0)
Frontage	N Hanley Rd

Made with TrafficMetrix Products

### TRANSPORTATION

Transit/Subway	4 min walk to North Hanley Transit Stop (Lambert Airport Shiloh-Scott)
Airport	6 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (25)

### SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	JLL 211 N Broadway Saint Louis, MO 63102 (314) 338-2080 (p) (314) 338-2081 (f)	True Owner	M Property Services 1001 Boardwalk Springs Pl O'Fallon, MO 63368 (636) 561-9300 (p) (636) 561-9301 (f)
Recorded Owner	Northpark Partners LLC 2199 Innerbelt Business Center Dr Saint Louis, MO 63114 (314) 429-5100 (p)		

# Property Summary Report

## N Hanley Rd - Retail



Berkeley, MO 63134 - North County Submarket

### LAND NOTES

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Contact broker for pricing and details. Land sale and build to suit options are available in NorthPark's 550 acres of office, retail, and industrial space. Perfect design for dynamic growing companies looking for Midwestern development to meet their unique needs. Unique mix of urban accessibility and suburban amenities.

# Property Summary Report

## N Hanley Rd - Area 5



Berkeley, MO 63134 - North County Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	8.89 AC
Land SF - Gross	387,248 SF
Dimensions	Irregular
No. of Lots	1
Topography	Level
Parcels	13J-53-1602

### ZONING & USAGE

Zoning	AD North Park
Proposed Use	Commercial, General Freestanding, Master Planned Community, Mixed
Approval	Approved Plan

### CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

### TRAFFIC & FRONTAGE

Traffic Volume	3,743 on Suburban Ave & Rev Dr Earl Miller NW (0) 70,840 on I- 70 & Springdale Ave NW (0)
Frontage	N Hanley Rd

Made with TrafficMetrix Products

### TRANSPORTATION

Transit/Subway	2 min drive to North Hanley Transit Stop (Lambert Airport Shiloh-Scott)
Airport	8 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (6)

### SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	JLL 211 N Broadway Saint Louis, MO 63102 (314) 338-2080 (p) (314) 338-2081 (f)	True Owner	M Property Services 1001 Boardwalk Springs Pl O'Fallon, MO 63368 (636) 561-9300 (p) (636) 561-9301 (f)
Recorded Owner	Northpark Partners LLC 2199 Innerbelt Business Center Dr Saint Louis, MO 63114 (314) 429-5100 (p)		

# Property Summary Report

## N Hanley Rd - Area 7



Berkeley, MO 63134 - North County Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	15.05 AC
Land SF - Gross	655,578 SF
Dimensions	Irregular
No. of Lots	1
Topography	Level
Parcels	13J-63-1391

### ZONING & USAGE

Zoning	AD North Park
Proposed Use	Commercial, General Freestanding, Mixed Use, Neighborhood Center,
Approval	Approved Plan

### CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

### TRAFFIC & FRONTAGE

Traffic Volume	3,603 on 17005 & Georgia Ave NE (0) 5,469 on 17006 & Springdale Ave NW (0)
Frontage	Hern Dr

Made with TrafficMetrix Products

### TRANSPORTATION

Airport	10 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (9)
Transit Score	Some Transit (40)

### SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	JLL 211 N Broadway Saint Louis, MO 63102 (314) 338-2080 (p) (314) 338-2081 (f)	True Owner	M Property Services 1001 Boardwalk Springs Pl O'Fallon, MO 63368 (636) 561-9300 (p) (636) 561-9301 (f)
Recorded Owner	Northpark Partners LLC 2199 Innerbelt Business Center Dr Saint Louis, MO 63114 (314) 429-5100 (p)		



# Property Summary Report

## N Hanley Rd - Area 8



Berkeley, MO 63134 - North County Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	30.58 AC
Land SF - Gross	1,332,065 SF
Dimensions	Irregular
No. of Lots	1
Topography	Level
Parcels	13J-54-1201

### ZONING & USAGE

Zoning	AD North Park
Proposed Use	Commercial, Garden Center, Master Planned Community, Mixed Use,
Approval	Approved Plan

### CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

### TRAFFIC & FRONTAGE

Traffic Volume	5,469 on 17006 & Springdale Ave NW (0) 5,151 on N Hanley Rd & Springdale Ave NW (0)
Frontage	Hern Dr Suburban Ave

Made with TrafficMetrix Products

### TRANSPORTATION

Transit/Subway	3 min drive to North Hanley Transit Stop (Lambert Airport Shiloh-Scott)
Airport	9 min drive to Lambert-St. Louis International Airport
Walk Score	Car-Dependent (6)

### SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	JLL 211 N Broadway Saint Louis, MO 63102 (314) 338-2080 (p) (314) 338-2081 (f)	Recorded Owner	Northpark Partners Llc 2199 Innerbelt Business Center Dr Saint Louis, MO 63114
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# Property Summary Report

## 6243 N Hanley Rd - All Utilities at Site



Saint Louis, MO 63134 - North County Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	1.92 AC
Land SF - Gross	83,635 SF
Min Div Size	0.63 AC
Density Allowed	DT-2 Airport Frontage Downtown

### ZONING & USAGE

Zoning	DT-2 Airport Frontage Downtown
Proposed Use	Commercial, Industrial, Office, Retail, Retail Warehouse, Warehouse

### CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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### TRAFFIC & FRONTAGE

Traffic Volume	8,410 on 11926 & Jo Ct N (0) 22,022 on Airport Road & N Hanley Rd W (0)
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Made with TrafficMetrix Products

### TRANSPORTATION

Airport	5 min drive to Lambert-St. Louis International Airport
Walk Score	Somewhat Walkable (53)

### SALE

For Sale	\$95,000 (\$64,626/AC - \$1.48/SF)
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	Cissell Mueller Company, L.L.C. 5530-5538 Salt River Rd Saint Peters, MO 63376 (636) 970-0330 (p) (636) 970-2116 (f)	True Owner	Susan G Szombathy 623 Charmont Dr Saint Louis, MO 63135 (314) 524-2440 (p)
Recorded Owner	Szombethy Susan G Tr Etal		

### SALE HIGHLIGHTS

- Utilities at site, detention on site, zoned commercial Height limit 5 stories plus possible restaurant/event space on 6th floor. Reduced parking requirements; hotel, sit-down restaurant permitted by right.

# Property Summary Report

## 9454-9475 Natural Bridge Rd - Commercial lot



Berkeley, MO 63134 - Bridgeton/I-70 Submarket



### LAND

Type	2 Star Commercial Land
Land AC - Gross	2.88 AC
Land SF - Gross	125,453 SF
Min Div Size	1.00 AC
Topography	Level
Parcels	13K-61-0115

### ZONING & USAGE

Zoning	C-2
Proposed Use	Bank, Commercial, Fast Food, Hotel, Restaurant, Retail

### CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

### TRAFFIC & FRONTAGE

Traffic Volume	8,073 on Natural Bridge Rd & La-guardia Dr E (0) 8,535 on Natural Bridge Rd & La-guardia Dr SE (0)
Frontage	536' on E Natural Bridge Road 247' on McKibbon Rd 527' on W Natural Bridge Road

Made with TrafficMetrix Products

### TRANSPORTATION

Airport	9 min drive to Lambert-St. Louis International Airport
Walk Score	Somewhat Walkable (50)

### SALE

For Sale	\$1,881,792 (\$653,400/AC - \$15.00/SF)
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	Cushman & Wakefield 7700 Forsyth Blvd Clayton, MO 63105 (314) 862-7100 (p) (314) 862-1648 (f)	Recorded Owner	Amrut Patel 8711 St Charles Rock Rd Saint Louis, MO 63114 (909) 982-4585 (p)
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# Property Summary Report

## 9454-9475 Natural Bridge Rd - Commercial lot



Berkeley, MO 63134 - Bridgeton/I-70 Submarket

### LAND NOTES

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Excellent access to I-70/170. 3 lots with commercial zoning. Fronts on both east and westbound Natural Bridge.

2.88 Acre Prime Commercial Site Located Near Lambert Airport

- Excellent Access to I-70, I-170 and I-270
- Utilities to Site
- Commercial Zoning, City of Berkeley --> Hotel, entertainment, sit-down restaurants permitted by right
- Located in Median, Site Fronts on Three Streets

Possible Build-To-Suit

### SALE HIGHLIGHTS

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- Prime Development Site Located Near STL Airport
- Multiple Potential Uses
- +/- 2.88 Acres | 3 Lots
- Easy Access to I-70, I-170 and I-270

# Property Summary Report

## 9708 Natural Bridge Rd

Berkeley, MO 63134 - Airport Submarket



### LAND

Type	Commercial Land
Land AC - Gross	0.40 AC
Land SF - Gross	17,424 SF
Topography	Level
Parcels	13K-54-0683

### ZONING & USAGE

Zoning	C-2
Proposed Use	Auto Dealership, Commercial, General Freestanding, Retail
Hotel, entertainment, sit-down restaurants permitted by right	

### TRAFFIC & FRONTAGE

Traffic Volume	13,648 on Natural Bridge Rd & Biloxi Ave NW (0)
	13,571 on 16449 & Biloxi Ave NW (0)

Made with TrafficMetrix Products

### CURRENT CONDITION

Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
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### TRANSPORTATION

Airport	9 min drive to Lambert-St. Louis International Airport
Walk Score	Somewhat Walkable (52)

### SALE

For Sale	\$225,000 (\$562,500/AC - \$12.91/SF)
Sale Type	Investment
Status	Active

### PROPERTY CONTACTS

Sales Company	BarberMurphy Group
	1173 Fortune Blvd
	O'Fallon, IL 62269
	(618) 277-4400 (p)
	(618) 277-4407 (f)

