

SOULARD WAREHOUSE FOR LEASE!

PROPERTY ADDRESS:

1721 S. 7th Street
St. Louis, MO 63104

- Rare opportunity in the historic Soulard!
- 2 garage doors
- High visibility on 7th ST!
- Great location with access to all key STL interstates.
- Near many great restaurants, bars, and downtown attractions.
- Located just north of Anheuser Busch and just south of downtown St. Louis. (Near Soulard Market!)
- Currently used as gym/training facility.
- Many options for this property with Zoning G Commercial.
- **Call today to set up a tour!**



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KRAMER COMMERCIAL REALTY, LLC |
www.Kramercommercialrealty.com |

Ron & Mark Kramer: 314-502-9155 |
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100 Chesterfield Business Parkway
Suite 200, Saint Louis, MO 63005

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Lease Rate:

First Floor is \$10 SF Plus NNN

Property Info:

- 4,214 (+/-) SF Available
- 2nd floor has tenant who may stay as sub-lease tenant, Currently paying \$1,400 monthly (850 +/- SF)
 - Building Dimensions 98 X 43
- Many parking spaces (shared with restaurant)
 - 2 garage doors front and back
 - All brick building
- If you need more space connecting building with common door maybe available.
(Possible 2,940 (+/-) SF available)



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If you are looking for a great downtown office/creative space, warehouse location this is for you! Located in Soulard this is a highly desired area in a historic part of St. Louis. Near- Soulard market next to twisted ranch restaurant.

Just a few blocks south of Cardinal stadium, near Anhesuer Busch corporate offices, warehouses, many businesses & residential in the surrounding areas.

Soulards Mardi Gras is ranked #2 party in the US., plus many more soulard events throughout the year! Located on 7th street, plenty of parking! Bathrooms newly built out with HVAC.

Tour by appointment only! Tenant moving in September to larger building.

Call today.

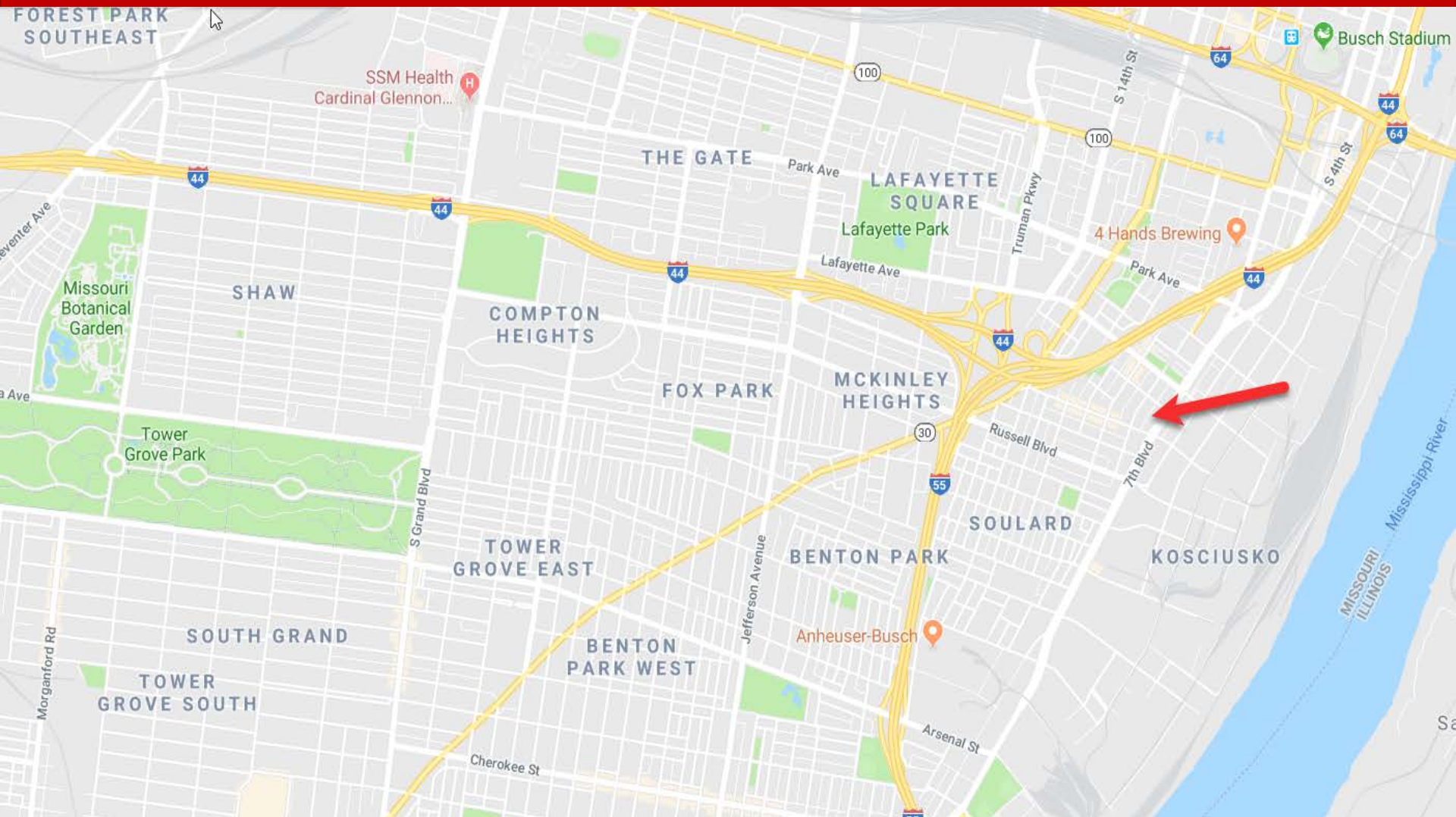


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Additional 2,940 SF
Available

FOR LEASE
4,214 SF

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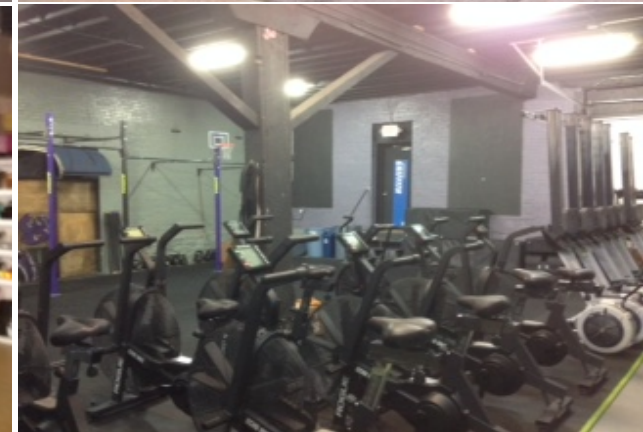
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