

53,632 SF FOR SALE OR LEASE MANUFACTURING/INDUSTRIAL PROPERTY

FULLY DESIGNED AND PERMITTED FOR CANNABIS CULTIVATION FACILITY

511 Withers Avenue
St. Louis, MO 63147

BLOCK

HAWLEY

A BLOCK REAL ESTATE SERVICES AFFILIATE

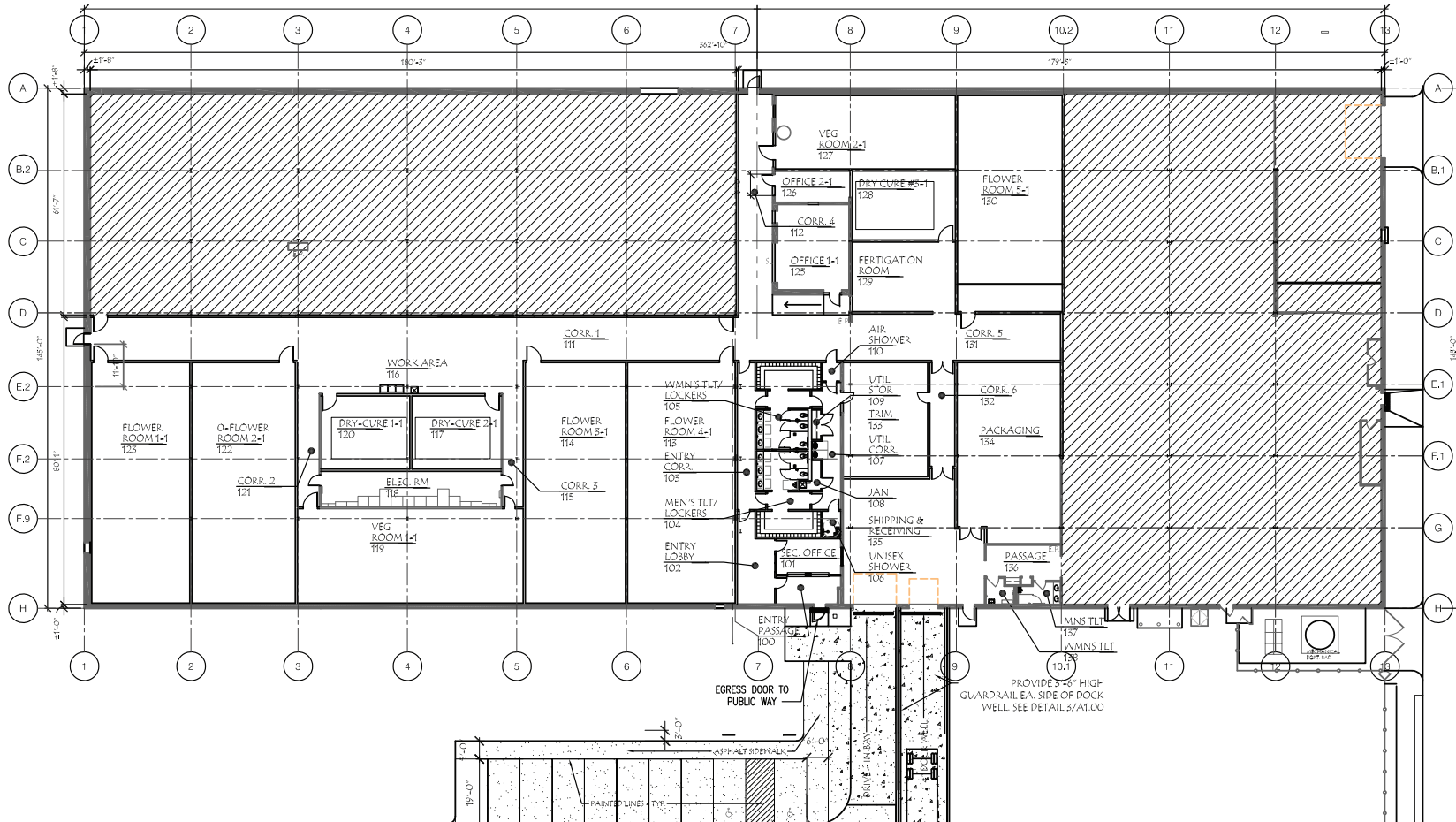
511 WITHERS AVENUE

ST. LOUIS, MO 63147



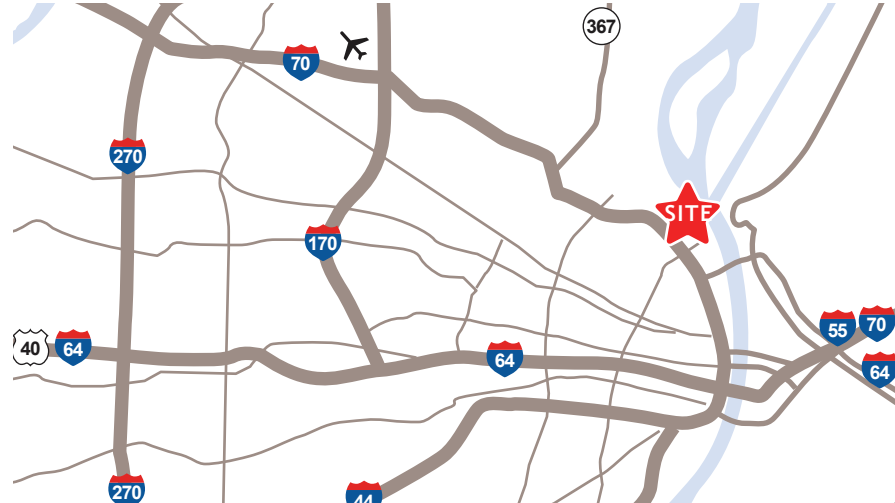
- 2.72 Acres Fenced Lot w/Electronic Gate
- One (1) 15'W x 14'T South Drive-In
- One (1) 12'W x 13'T West Drive-In
- One (1) 8' x 10' Dock
- 13'-24' Ceilings (South Section)
- 16' Ceilings (North Section)
- 20' x 30' Column Spacing
- LEDs & T-5s on Motion Sensors
- 34 AAON HVAC Units Immediately Available (Sold Separately)
- Heavy Power - 4,000 Amps/480 V
- 1,000 SF Office
- Taxes: \$0.50/SF

PROPERTY SPECS



511 WITHERS AVENUE

ST. LOUIS, MO 63147



BRANDON DUNCAN

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JEFF HAWLEY

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TOBY MARTIN

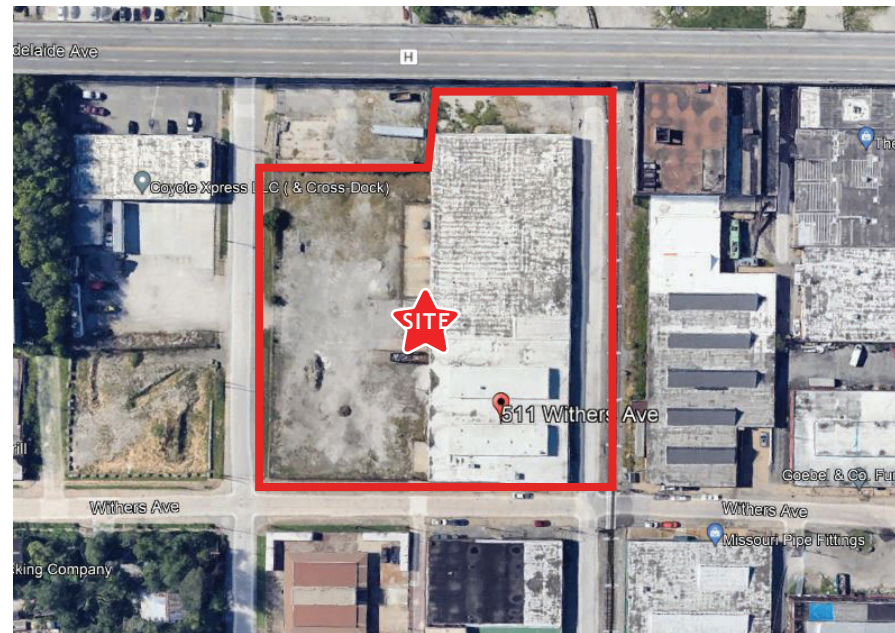
(636) 534-2913 | tmartin@blockhawley.com

LEASE RATE: \$4.50/SF NNN

SALE PRICE: \$2,000,000.00



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CONTACT INFORMATION

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