

Office/Warehouse/Maintenance Facility in Excellent South City Location

3242 S Kingshighway Blvd | St. Louis, MO | US | St. Louis City County  
Available SF: 21,075 | Sale Price: \$2,400,000



Building Type:	Industrial
Available SF:	21,075
Total SF:	21,075
Sale Price:	\$2,400,000
Last Updated:	Jun 30, 2025

Realtor/Owner Contact

Brian Bush  
| brian.bush@cbre.com

Property and Area Description

+/-21,075 SF Industrial in South St. Louis + +/-21,075 SF office/warehouse/maintenance facility + +/-4,500 SF office (5 offices with private restroom & shower) + 2.75 acre paved and secure lot with electrified security fencing, automatic gate access, and exterior pole lights + Outside storage permitted - Zoned K, Unrestricted in the City of St. Louis + 5 drive-in doors (12'w x 14'h) + 1 dock, 1 dock platform + 800 Amp 277/480 Volt, 3 Phase electric + Radiant and gas fired warehouse heat + (1) HVLS fan + Compressed air lines in place + Ideally suited for vehicle maintenance, general contracting, and warehousing + Well located in South St. Louis City behind Home Depot with convenient access to I-44 & I-64. + Sale price: \$2,400,000 Excellent South City Location with Convenient Access to I-44.

Population

	773,030 10 Mile Radius	2,104,523 25 Mile Radius	2,322,075 30 Mile Radius
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Source: ESRI®, 2024

Households

	353,851 10 Mile Radius	896,538 25 Mile Radius	980,936 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: Yes  
Rail Infrastructure in Place: Unknown  
Rail Contact: Kate M. Betsworth  
Rail Contact Phone: 402-544-3237  
Rail Contact Email: kmbetswo@up.com

Utilities

Electric: Ameren