



# For Sale

## ASSEMBLAGE OPPORTUNITY

### Light Industrial Development



Arial of Assemblage

### Site Characteristics

- Combined +/- 4.7 Acre
- Zoned M1 Light Industrial
- Shop & Warehouse
- City of Ellisville
- Outdoor Storage
- Signalized Intersection
- West County Location
- Utilities Available

#### For Additional

#### Information Contact

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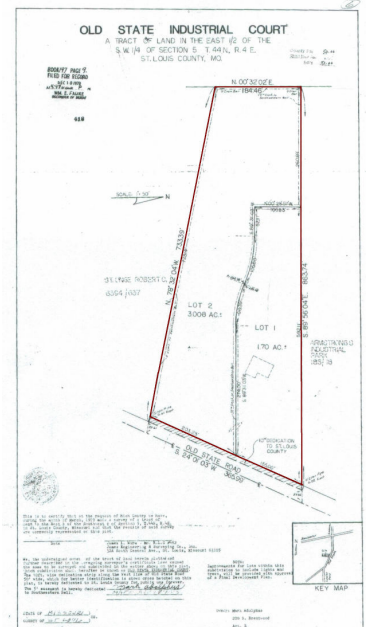
### Address

## 419 & 423 Old State Road

### Combined List Price:

## \$1,349,000.00

## \$6.59/Sq. Ft.



Plat of Assemblage



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