

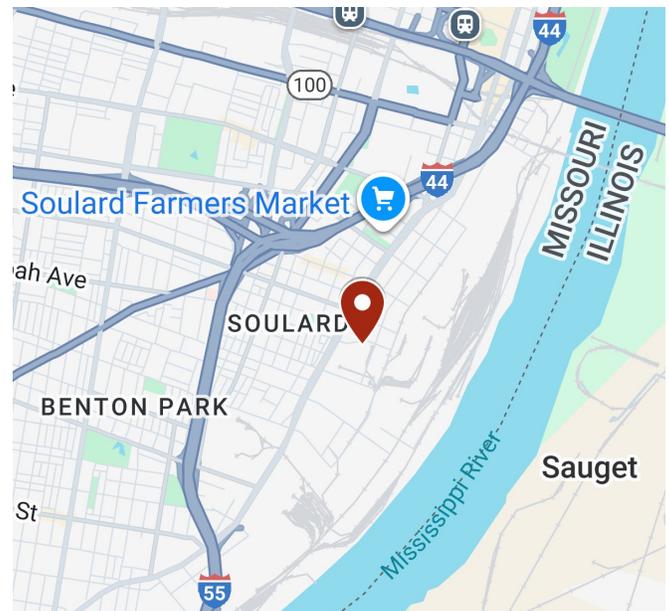


OFFERING

- 400 Shenandoah Avenue, St. Louis, MO, 63104
- Industrial investment property
- Sale Price: \$4,400,000
- Lease Term: through September 2032

PROPERTY OVERVIEW

- Building Size: 67,000 square feet
- Lot Size: Approximately 2.03 acres
- Ceiling Heights: 24' clear
- Loading: Fourteen (14) loading docks
- Office Finish: Approximately 968 square feet of existing office finish
- Power: 3-phase electric
- Year Built: 1970



CONTACT

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SAVOY PROPERTIES

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OPPORTUNITY

This investment features a long-term, national tenant at below market rates in a highly-functional building in a great St. Louis City location. It is very rare to find buildings with 24' clear heights in St. Louis City, as many buildings in this submarket feature lower ceilings with older construction. Vacancy in this area has historically been extremely low, resulting in consistently high demand for this product. Lease rates that are at least \$1- \$1.50 psf below market further contribute to the attractiveness of this investment.

TENANT INFORMATION:



Lease Term: expires September 30, 2032

Lease Type: Triple Net (NNN)

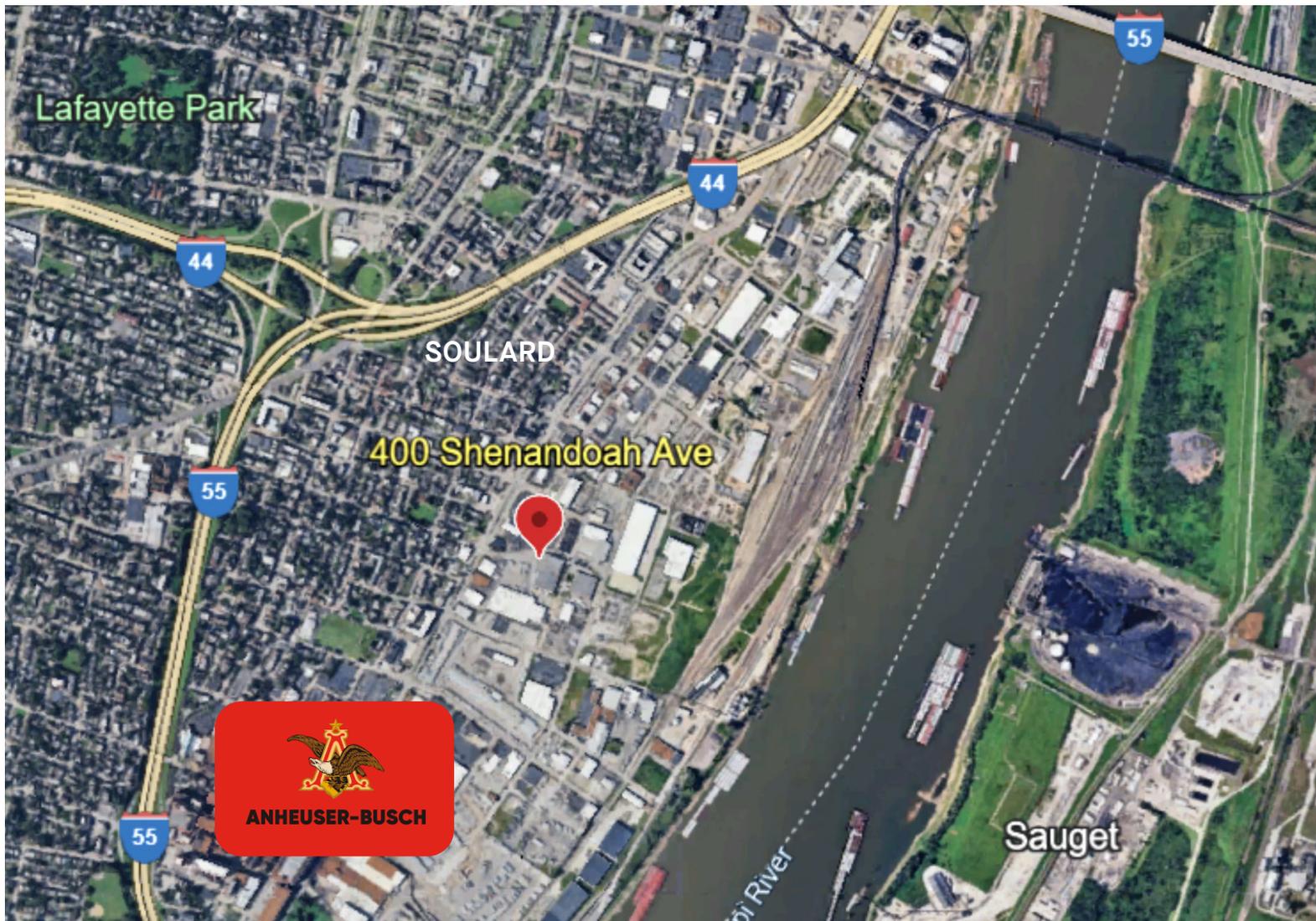
Tenant Background: Buske Logistics is a privately owned and operated third-party logistics (3PL) warehousing business, founded in 1923. With 37 locations across the country, Burke serves numerous Fortune 500 clients in the U.S., Canada, and Mexico. Buske provides its clients a variety of 3PL services, including contract warehousing, logistics, and e-commerce fulfillment, among other services, through 40 strategically located warehouses across North America.

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PROPERTY LOCATION:

- Excellent location with superior access to all major highways: Highways I-55 & I-44 (both within ½ mile), I-64/40 (within 1 mile)
- Anheuser Busch's headquarters and brewery is just a few blocks away
- Located in an industrial park in the broader Soulard neighborhood, Soulard is an established historic neighborhood featuring numerous walkable restaurants, shops, music venues, and galleries

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ST. LOUIS INDUSTRIAL MARKET INFORMATION:

Market Fundamentals: The Saint Louis industrial occupancy rate is consistently strong and outperforms the national average. For the first time in more than a decade, Saint Louis rent growth has eclipsed the national average, doubling the rate of most markets at 4.2%.

“St. Louis appears more insulated from economic pressures than other logistics-heavy markets, with stable demand and disciplined development helping to preserve market balance.” -CoStar- 2026 Industrial Market Report

St. Louis Metro Area: Saint Louis is near the geographic center of the United States, within 500 miles of one-third of the U.S. population. Approximately 2.8 million people live in the metro area, which encompasses counties in both Missouri and Illinois. The economy of Saint Louis is diverse and home to a number of Fortune 500 companies, including Anheuser Bush, Enterprise Holdings (world’s largest rental car operator), Edward Jones, Centene, Emerson Electric, Post Holdings (food businesses), and Graybar Electric, among others.

In addition to the Gateway Arch, Saint Louis boasts world class museums, a nationally ranked zoo, and one of the largest urban central parks in the country. Saint Louis features two nationally renowned universities: Washington University and St. Louis University. It is also the host of three major professional sports teams: the Saint Louis Cardinals (Major League Baseball), the Saint Louis Blues (National Hockey League), and St. Louis City SC (Major League Soccer).