

Schlafly Corporation  
#2 North Meramec Ave.  
St. Louis, MO 63105

Prepared By: George Hames  
Schlafly Corporation  
314-406-2322 cell  
314-725-2414 x 11 office



## **Hays Hi-Pointe Building 6828 Oakland Ave.**

Location	St. Louis Metropolitan Area St. Louis City - West
Parcel Number	45-020-400100
Status	For Sale or Lease
Lease Rate Information	\$12.00 NNN - 3 year term or longer
Sale Information	\$1,975,000 (\$180.00 / sq. ft.)
% Leased	100 % vacant as of August 2007
Max SF Contig.	11,000 sq. ft. +/- Total 2 floors 5,452 sq. ft. per floor
Building Type	Freestanding Office Building Garage Storage Building
Building Address	6828 Oakland Ave. St. Louis, MO 63139
Size	
Zoning	-
Number of Floors	Two
Constructed	

Information contained herein has been obtained from the Owner of the Property or from other sources. The Brokers do not guarantee the accuracy of this information.

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Construction Type	Brick Construction
Floors	-
Column spacing	-
Ceiling Height	-
Heating / Air	Heating and Air / Separate HVAC per floor
Electric	480 – 3 Phase A7D-Mark
Water	Yes
Sprinklers	No
Basement area	No
Elevator	No
Roof	Outside ladder to Roof
Warehouse Space	32,450 sq. ft.
Dock doors	4 total w/ levelers and side steps to warehouse
Drive in doors	No
Bathrooms	Two bathrooms per floor
Crane	No
Rail	No
Office Space	2,500 sq. ft. (small 150' office in warehouse)
Dedicated offices	8 to 10 on each floor
Conference room	2 per each floor
Break room	1 lunch room area
Open area	Complete Center approximate 1200 sq.ft.
Elevator	No
Garage Space	2,424 sq. ft. metal building
Parking	Approx. 6 cars inside parking

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Other Property  
Income

Cell Tower Income  
\$16,000.00 / year

Property Type  
Size of Lot  
Parking  
Phase 1 Report  
Real Estate Taxes

Office  
.48 Acres (135,583 sq. ft.)  
Fenced private area approx. 12 -15 car lot  
NO  
N/A

Property Owner

N/A

Amenities

High Profile Corner Lot, Building Signage,  
Excellent access to Clayton Rd & Highway 40/64,  
One mile from Washington University.  
Located across from Lindell Bank.  
Some office furniture available, modular and office

Map / Directions