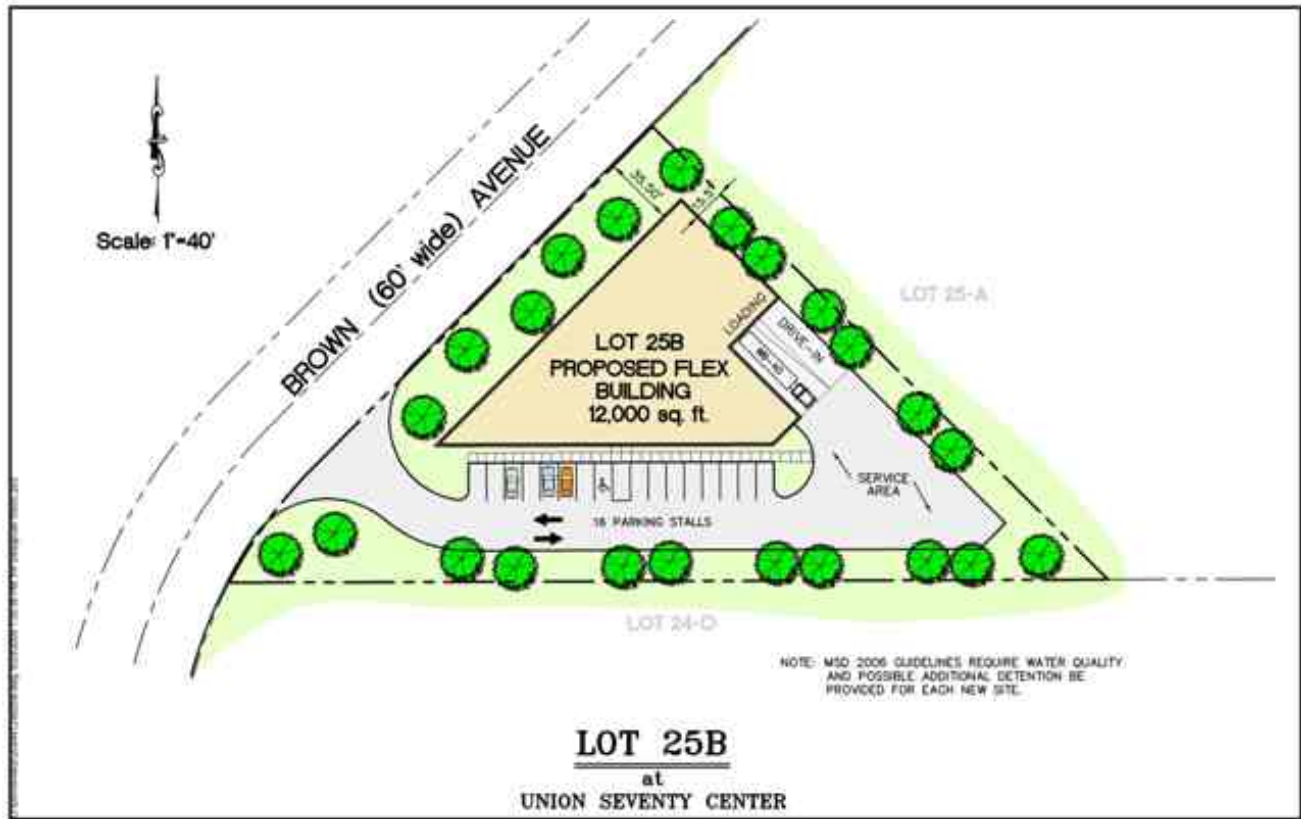


Union Seventy Center Business Park - Lot 25B  
5470 Brown Ave., St. Louis, MO 63120

For Sale  
Build to Suit



- For Sale / Build to Suit
- 1.2 Acres – 12,000 SF building
- Excellent interstate access
- Tax abatement and enterprise zone
- Zoned "K", unrestricted

- Taxes for 2013 were \$1,070
- Pad ready site, with utilities on Brown Avenue or adjacent to site
- Seamless permitting process
- Secure business park environment
- Sale Price \$3.00/SF



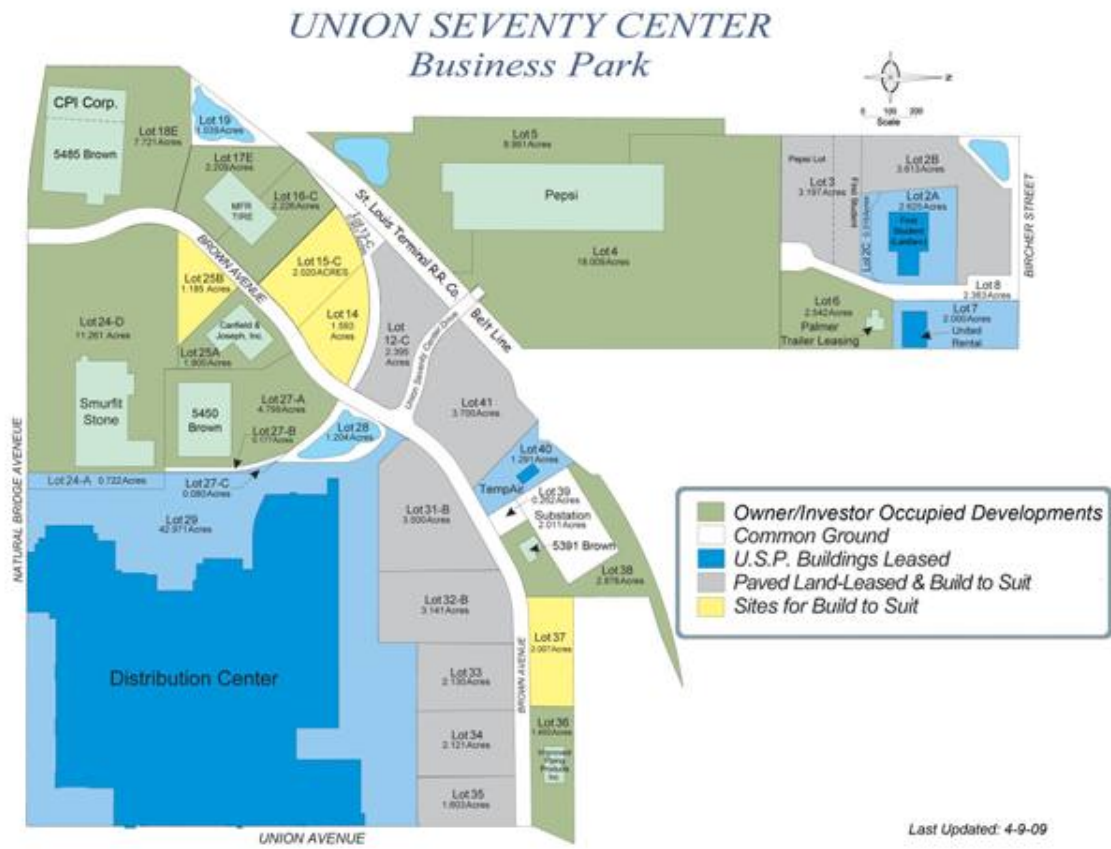
**Clark**PROPERTIES

314-884-7000

[www.clark-properties.com](http://www.clark-properties.com)

The information contained herein is not guaranteed and while gathered from sources believed to be reliable, the information should be verified prior to the close of transaction in connection herewith. Specifications may change at any time.

# Union Seventy Center Business Park - Lot 25B 5470 Brown Ave., St. Louis, MO 63120



## ClarkPROPERTIES

DEVELOPMENT, MANAGEMENT,  
BROKERAGE

3901 Union Boulevard., Ste. 104A  
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