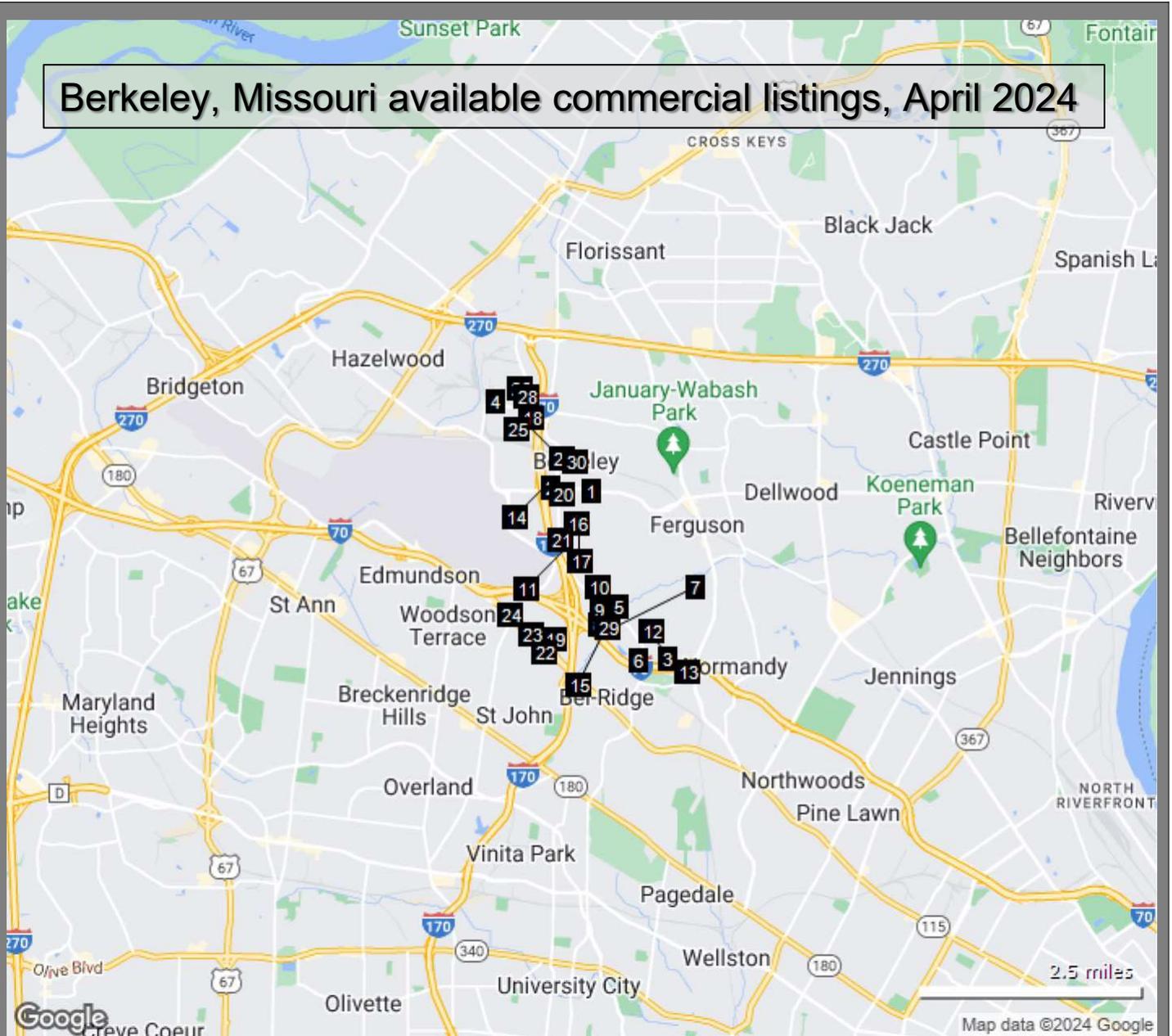


Berkeley, Missouri available commercial listings, April 2024



| Address | City | Property Type | Property Size | Space Avail | Rent/SF/Yr |
|-----------------------|-----------|--------------------------------|---------------|-------------|---------------|
| 1 | | | | 0 SF | - |
| 2 8320 Airport Rd | Berkeley | Retail/Freestanding | 7,426 SF | 7,426 SF | Withheld |
| 3 8635 Airport Rd | Berkeley | Retail/Freestanding | 2,276 SF | 0 SF | For Sale Only |
| 4 8580 Evans Ave | Berkeley | Class B Office/Office Building | 90,000 SF | 90,000 SF | \$19.75 |
| 5 9043-9083 Frost Ave | Hazelwood | Class C Industrial/Warehouse | 143,429 SF | 44,643 SF | Withheld |
| 6 N Hanley Rd | Berkeley | Land | 8.89 AC | - | For Sale Only |
| 7 N Hanley Rd | Berkeley | Land | 4.00 AC | - | For Sale Only |
| 8 N Hanley Rd | Berkeley | Land | 3.24 AC | - | For Sale Only |
| 9 N Hanley Rd | Berkeley | Land | 11.53 AC | - | For Sale Only |
| 10 N Hanley Rd | Berkeley | Land | 8.63 AC | - | For Sale Only |



List generated from Costar for the City of Berkeley. the City makes no representation regarding the condition or value of any property. listing status subject to change without notice.
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 Only properties with valid lat/lon display on map

4/3/2024

| | Address | City | Property Type | Property Size | Space Avail | Rent/SF/Yr |
|----|--------------------------------|-------------|----------------------------------|---------------|-------------|---------------|
| 11 | N Hanley Rd | Berkeley | Land | 3.66 AC | - | For Sale Only |
| 12 | N Hanley Rd | Berkeley | Land | 7.34 AC | - | For Sale Only |
| 13 | 4700 N Hanley Rd | Berkeley | Class A Office | 219,644 SF | 219,644 SF | Withheld |
| 14 | 4700 N Hanley Rd | Berkeley | Class A Industrial/Manufacturing | 450,000 SF | 450,000 SF | Withheld |
| 15 | 6243 N Hanley Rd | Saint Louis | Land | 1.92 AC | - | For Sale Only |
| 16 | TBD N Hanley Rd | Saint Louis | Class C Industrial | 20,000 SF | 20,000 SF | Withheld |
| 17 | 5929-5943 Jackson Ave | Berkeley | Class C Industrial/Warehouse | 22,000 SF | 9,541 SF | Withheld |
| 18 | 5932 Jackson Ave | Saint Louis | Class C Industrial/Manufacturing | 65,521 SF | 65,521 SF | \$5.00 |
| 19 | 6665-6667 Jonas Pl | Berkeley | Class C Industrial/Warehouse | 102,758 SF | 102,758 SF | For Sale Only |
| 20 | 9401-9423 Koenig Circle Dr | Berkeley | Class B Flex/Light Manufacturing | 23,774 SF | 3,450 SF | \$7.00 |
| 21 | 6138 Madison | Berkeley | Class C Industrial/Warehouse | 3,675 SF | 3,675 SF | For Sale Only |
| 22 | 5800-5814 N Hanley Rd | Saint Louis | Class C Industrial | 14,338 SF | 13,600 SF | \$11.00 |
| 23 | 9300 Natural Bridge Rd | Berkeley | Class C Industrial/Warehouse | 19,269 SF | 19,269 SF | For Sale Only |
| 24 | 9454-9475 Natural Bridge Rd | Berkeley | Land | 2.88 AC | - | For Sale Only |
| 25 | 9708 Natural Bridge Rd | Berkeley | Land | 0.40 AC | - | For Sale Only |
| 26 | 6559 Romiss Ct | Berkeley | Class B Industrial/Warehouse | 90,000 SF | 4,000 SF | \$6.50 |
| 27 | 6581 Romiss Ct | Berkeley | Land | 1.00 AC | - | Withheld |
| 28 | 6649 Romiss Ct | Berkeley | Land | 0.38 AC | - | Withheld |
| 29 | 8801-8845 Seeger Industrial Dr | Berkeley | Class B Industrial/Warehouse | 129,000 SF | 43,000 SF | \$4.75 |
| 30 | 8901 Springdale Ave | Berkeley | Class A Industrial/Distribution | 121,250 SF | 36,000 SF | Withheld |
| 31 | 8455 Wabash Ave | Saint Louis | Class C Industrial/Warehouse | 8,000 SF | 0 SF | For Sale Only |

(Watch this space for future development announcements!)



The City is aggressively pursuing traditional downtown retail (full service grocery, sit-down restaurants, clothing, quick-serve coffee/breakfast, etc), and has a variety of incentives available for the right projects. Contact us at eliebson@berkeleymo.us for more details.

1

| | | | |
|---------------|----------------|--|--------------------------|
| County | Building Type: | | Total Avail: 0 SF |
| | Status: | | Rent/SF/Yr: - |
| | Building Size: | | % Leased: 0% |
| | Land Area: - | | |

Landlord Representative: Clayco Inc (314) 429-5100 / Tom Schroyer (314) 429-5100
 Property Manager: --
 True Owner: M Property Services (636) 561-9300
 Recorded Owner: Northpark Partners LLC (314) 429-5100
 Developer: --

2

| | | |
|--|---|------------------------------|
| 8320 Airport Rd Berkeley, MO 63134 St. Louis County | Building Type: Retail/Freestanding | Total Avail: 7,426 SF |
| | Status: Built 2003 | Rent/SF/Yr: Withheld |
| | Building Size: 7,426 SF | % Leased: 100% |
| | Land Area: 0.71 AC | |



Landlord Representative: LOCATION. Commercial Real Estate (314) 818-1550 / Ben Weis (314) 818-1550 X103
 Property Manager: --
 True Owner: Realty Income Corporation (877) 924-6266
 Recorded Owner: COLE FD PORTFOLIO I LLC
 Developer: --

3

| | | |
|--|---|----------------------------------|
| 8635 Airport Rd Berkeley, MO 63134 St. Louis County | Building Type: Retail/Freestanding | Total Avail: 0 SF |
| | Status: Built 2006 | Rent/SF/Yr: For Sale Only |
| | Building Size: 2,276 SF | % Leased: 100% |
| | Land Area: 0.56 AC | |



Landlord Representative: --
 Property Manager: --
 True Owner: --
 Recorded Owner: K & S Realty Llc
 Developer: --

4**NorthPark**

8580 Evans Ave
Berkeley, MO 63134
St. Louis County

Building Type: **Class B Office/Office Building**
 Status: **Built 2007**
 Building Size: **90,000 SF**
 Typical Floor Size: **45,000 SF**

Total Avail: **90,000 SF**
 Rent/SF/Yr: **\$19.75**
 % Leased: **0%**



Landlord Representative: KMA Commercial Real Estate (314) 256-9939 / P. Kevin P. McLaughlin (314) 256-9939
 Leasing Company: JLL / David N. Biales (314) 261-7368 -- 90,000 SF (22,500-45,000 SF)
 Property Manager: Vatterott Educational Centers, Inc. (314) 264-1000
 True Owner: Elm Tree Net Lease Fund II, LLC (314) 828-4200 / Andrew Truetzel (314) 828-4200
 Recorded Owner: Et Northpark Llc
 Developer: --

5

9043-9083 Frost Ave
Hazelwood, MO 63134
St. Louis County

Building Type: **Industrial/Warehouse**
 Status: **Built 1971**
 Building Size: **143,429 SF**
 Land Area: **6.56 AC**

Total Avail: **44,643 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**



Landlord Representative: Cushman & Wakefield (314) 862-7100 / Matt Eastin (314) 746-0350
 Sublet Contacts: KMA Commercial Real Estate / Kevin P. McLaughlin (314) 256-9939 -- 44,643 SF /1,000 ofc (44,643 SF)
 Property Manager: First Industrial Realty Trust, Inc. (314) 426-2111
 True Owner: Nelson McBride Development (314) 432-7600 / Robert McBride (314) 432-7600
 Recorded Owner: Midwest Indl Props Llc 2
 Developer: --

6**NorthPark**

N Hanley Rd
Area 5
Berkeley, MO 63134
St. Louis County

Building Type: **Land**
 Status: **Existing**
 Building Size:
 Land Area: **8.89 AC**

Total Avail: **0 SF**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **0%**



Landlord Representative: Clayco Inc (314) 429-5100 / Tom Schroyer (314) 429-5100
 Property Manager: --
 True Owner: M Property Services (636) 561-9300
 Recorded Owner: Northpark Partners LLC (314) 429-5100
 Developer: --

| | | | | |
|---------------------------|---------------------------------------|----------------------------------|--|---|
| 7 | | NorthPark Phase | |  |
| N Hanley Rd | Building Type: Land | Total Avail: 0 SF | | |
| Retail | Status: Existing | Rent/SF/Yr: For Sale Only | | |
| | Building Size: | % Leased: 0% | | |
| | Land Area: 4 AC | | | |
| Berkeley, MO 63134 | | | | |
| St. Louis County | | | | |
| Landlord Representative: | -- | | | |
| Property Manager: | -- | | | |
| True Owner: | M Property Services (636) 561-9300 | | | |
| Recorded Owner: | Northpark Partners LLC (314) 429-5100 | | | |
| Developer: | -- | | | |

| | | | | |
|---------------------------|---|----------------------------------|--|---|
| 8 | | NorthPark | |  |
| N Hanley Rd | Building Type: Land | Total Avail: 0 SF | | |
| Area 6 | Status: Existing | Rent/SF/Yr: For Sale Only | | |
| | Building Size: | % Leased: 0% | | |
| | Land Area: 3.24 AC | | | |
| Berkeley, MO 63134 | | | | |
| St. Louis County | | | | |
| Landlord Representative: | Clayco Inc (314) 429-5100 / Tom Schroyer (314) 429-5100 | | | |
| Property Manager: | -- | | | |
| True Owner: | M Property Services (636) 561-9300 | | | |
| Recorded Owner: | Northpark Partners LLC (314) 429-5100 | | | |
| Developer: | -- | | | |

| | | | | |
|---------------------------|---|----------------------------------|--|---|
| 9 | | NorthPark | |  |
| N Hanley Rd | Building Type: Land | Total Avail: 0 SF | | |
| Area 4 | Status: Existing | Rent/SF/Yr: For Sale Only | | |
| | Building Size: | % Leased: 0% | | |
| | Land Area: 11.53 AC | | | |
| Berkeley, MO 63134 | | | | |
| St. Louis County | | | | |
| Landlord Representative: | Clayco Inc (314) 429-5100 / Tom Schroyer (314) 429-5100 | | | |
| Property Manager: | -- | | | |
| True Owner: | -- | | | |
| Recorded Owner: | Northpark Partners Llc | | | |
| Developer: | -- | | | |

10 NorthPark

N Hanley Rd

Building Type: **Land**
Status: **Existing**

Total Avail: **0 SF**
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



Area 3

Building Size:
Land Area: **8.63 AC**

Berkeley, MO 63134

St. Louis County

Landlord Representative: Clayco Inc (314) 429-5100 / Tom Schroyer (314) 429-5100
Property Manager: --
True Owner: --
Recorded Owner: Northpark Partners Llc
Developer: --

11 NorthPark

N Hanley Rd

Building Type: **Land**
Status: **Existing**

Total Avail: **0 SF**
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



Area 2

Building Size:
Land Area: **3.66 AC**

Berkeley, MO 63134

St. Louis County

Landlord Representative: Clayco Inc (314) 429-5100 / Tom Schroyer (314) 429-5100
Property Manager: --
True Owner: M Property Services (636) 561-9300
Recorded Owner: Northpark Partners LLC (314) 429-5100
Developer: --

12 NorthPark

N Hanley Rd

Building Type: **Land**
Status: **Existing**

Total Avail: **0 SF**
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



Area 1

Building Size:
Land Area: **7.34 AC**

Berkeley, MO 63134

St. Louis County

Landlord Representative: Clayco Inc (314) 429-5100 / Tom Schroyer (314) 429-5100
Property Manager: --
True Owner: M Property Services (636) 561-9300
Recorded Owner: Northpark Partners LLC (314) 429-5100
Developer: --

13

4700 N Hanley Rd
Berkeley, MO 63134
St. Louis County

Building Type: **Class A Office**
Status: **Built 2014**
Building Size: **219,644 SF**
Typical Floor Size: **109,822 SF**

Total Avail: **219,644 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Landlord Representative: --
Property Manager: --
True Owner: Diversified Healthcare Trust (617) 796-8350
Recorded Owner: --
Developer: --

14

4700 N Hanley Rd
Berkeley, MO 63134
St. Louis County

Building Type: **Industrial/Manufacturing**
Status: **Proposed, breaks ground Jul 2024**
Building Size: **450,000 SF**
Land Area: **34.53 AC**

Total Avail: **450,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**



Landlord Representative: --
Property Manager: --
True Owner: --
Recorded Owner: --
Developer: --

15

All Utilities at Site

6243 N Hanley Rd
All Utilities at Site
Saint Louis, MO 63134
St. Louis County

Building Type: **Land**
Status: **Existing**
Building Size:
Land Area: **1.92 AC**

Total Avail: **0 SF**
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



Landlord Representative: --
Property Manager: --
True Owner: Susan G Szombathy (314) 524-2440 / Susan Szombathy (314) 524-2440
Recorded Owner: Szombathy Susan G Tr Etal
Developer: --

16

NorthPark Build-to-Suit

TBD N Hanley Rd
NorthPark Build-to-Suit
Saint Louis, MO 63134
St. Louis County

Building Type: Industrial
Status: Built Aug 2023
Building Size: 20,000 SF
Land Area: 8 AC

Total Avail: 20,000 SF
Rent/SF/Yr: Withheld
% Leased: 0%



Landlord Representative: JLL (314) 338-2080 / Patrick Reilly (314) 338-2085
Property Manager: --
True Owner: --
Recorded Owner: --
Developer: --

17

5929-5943 Jackson Ave
Berkeley, MO 63134
St. Louis County

Building Type: Industrial/Warehouse
Status: Built 1962
Building Size: 22,000 SF
Land Area: 1 AC

Total Avail: 9,541 SF
Rent/SF/Yr: Withheld
% Leased: 100%



Landlord Representative: --
Property Manager: --
True Owner: lpx Jackson Ave Llc (314) 574-0902
Recorded Owner: lpx Jackson Ave Llc (314) 574-0902
Developer: --

18

5932 Jackson Ave
Saint Louis, MO 63134
St. Louis County

Building Type: Industrial/Manufacturing
Status: Built 1973
Building Size: 65,521 SF
Land Area: 3.92 AC

Total Avail: 65,521 SF
Rent/SF/Yr: \$5.00
% Leased: 0%



Landlord Representative: --
Property Manager: --
True Owner: --
Recorded Owner: Berkley Jackson Developments L
Developer: --

19

6665-6667 Jonas Pl
Berkeley, MO 63134
St. Louis County

Building Type: Industrial/Warehouse
Status: Built 1968
Building Size: 102,758 SF
Land Area: 11.49 AC

Total Avail: 102,758 SF
Rent/SF/Yr: For Sale Only
% Leased: 0%



Landlord Representative: --
Property Manager: --
True Owner: Jonas Properties LLC / David Robnak (314) 567-5470
Recorded Owner: Jonas Properties L L C
Developer: --

20

Airport Center

9401-9423 Koenig Circle Dr
Bldg B
Berkeley, MO 63134
St. Louis County

Building Type: Flex/Light Manufacturing
Status: Built 1988
Building Size: 23,774 SF
Land Area: 1.83 AC

Total Avail: 3,450 SF
Rent/SF/Yr: \$7.00
% Leased: 100%



NW corner
Landlord Representative: Lawyers Realty Co., LLC (314) 291-1200 / David Wright (314) 291-1200
Property Manager: --
True Owner: Stephanie Doss (214) 570-0106 / Stephanie Doss (214) 570-0106
Recorded Owner: Seven Streams LLC
Developer: --

21

Arctic Dairy

6138 Madison
Arctic Dairy
Berkeley, MO 63134
St. Louis County

Building Type: Industrial/Warehouse
Status: Built 1966
Building Size: 3,675 SF
Land Area: 0.13 AC

Total Avail: 3,675 SF
Rent/SF/Yr: For Sale Only
% Leased: 0%



Landlord Representative: --
Property Manager: --
True Owner: Tamara Marie Keefe (314) 436-2331 / Tamara Keefe (314) 436-2331
Recorded Owner: City Housing Concepts Llc
Developer: --

22

Kinloch park

5800-5814 N Hanley Rd

Saint Louis, MO 63134

St. Louis County

Building Type: **Industrial**
Status: **Built 1968**
Building Size: **14,338 SF**
Land Area: **0.60 AC**

Total Avail: **13,600 SF**
Rent/SF/Yr: **\$11.00**
% Leased: **52.6%**



Landlord Representative: Realty Exchange Commercial Group (314) 647-2220 / Dianne Graham (314) 336-1970
Property Manager: --
True Owner: Kyko Investments LLC (636) 456-0000
Recorded Owner: Kyko Investments LLC (636) 456-0000
Developer: --

23

Simco Rental & Leasing

9300 Natural Bridge Rd

Simco Rental & Leasing

Berkeley, MO 63134

St. Louis County

Building Type: **Industrial/Warehouse**
Status: **Built 1955**
Building Size: **19,269 SF**
Land Area: **1.80 AC**

Total Avail: **19,269 SF**
Rent/SF/Yr: **For Sale Only**
% Leased: **100%**



Landlord Representative: Hermann London (314) 802-0797 / Matthew Simon (314) 802-0797 X711
Property Manager: --
True Owner: --
Recorded Owner: Great White Investments Llc
Developer: --

24

9454-9474 Natural Bridge Rd

9454-9475 Natural Bridge Rd

9454-9474 Natural Bridge Rd

Berkeley, MO 63134

St. Louis County

Building Type: **Land**
Status: **Existing**
Building Size:
Land Area: **2.88 AC**

Total Avail: **0 SF**
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



Landlord Representative: --
Property Manager: --
True Owner: --
Recorded Owner: Amrut Patel (909) 982-4585
Developer: --

25

9708 Natural Bridge Rd
Berkeley, MO 63134
St. Louis County

Building Type: **Land**
Status: **Existing**
Building Size:
Land Area: **0.40 AC**

Total Avail: **0 SF**
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



Landlord Representative: --
Property Manager: --
True Owner: --
Recorded Owner: --
Developer: --

26

6559 Romiss Ct
Berkeley, MO 63134
St. Louis County

Building Type: **Industrial/Warehouse**
Status: **Built 1982**
Building Size: **90,000 SF**
Land Area: **2.70 AC**

Total Avail: **4,000 SF**
Rent/SF/Yr: **\$6.50**
% Leased: **95.6%**



Landlord Representative: JLL (314) 338-2080 / Will Meehan (314) 202-8626
Property Manager: --
True Owner: Lighthouse for the Blind (314) 423-7955
Recorded Owner: Lighthouse for the Blind (314) 423-7955
Developer: --

27

6581 Romiss Ct
Berkeley, MO 63134
St. Louis County

Building Type: **Land**
Status: **Existing**
Building Size:
Land Area: **1 AC**

Total Avail: **43,560 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**



Landlord Representative: --
Property Manager: --
True Owner: --
Recorded Owner: --
Developer: --

28

Follman Romiss Court, L.L.C.

6649 Romiss Ct

Building Type: **Land**
Status: **Existing**
Building Size:
Land Area: **0.38 AC**

Total Avail: **16,367 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**

Follman Romiss Court, L.L.C.

Berkeley, MO 63134

St. Louis County

Landlord Representative: --
Property Manager: --
True Owner: --
Recorded Owner: --
Developer: --



29

8801-8845 Seeger Industrial Dr

Building Type: **Industrial/Warehouse**
Status: **Built 1990**
Building Size: **129,000 SF**
Land Area: **6.65 AC**

Total Avail: **43,000 SF**
Rent/SF/Yr: **\$4.75**
% Leased: **66.7%**

Berkeley, MO 63134

St. Louis County

NW corner

Landlord Representative: Newmark Zimmer (314) 254-4600 / Billy Spence (314) 628-0443
Property Manager: --
True Owner: Sealy & Company (214) 692-9600 / William Shagets (214) 239-5114
Recorded Owner: Sealy Seeger Industrial Drive LLC
Developer: Fleischer Companies (314) 647-6400



30

NorthPark Business Center

8901 Springdale Ave

Building Type: **Industrial/Distribution**
Status: **Built 2008**
Building Size: **121,250 SF**
Land Area: **9.03 AC**

Total Avail: **36,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **70.3%**

NorthPark Business Center I

Berkeley, MO 63134

St. Louis County

Near Intersection of I-70 and I-

Landlord Representative: --
Property Manager: --
True Owner: STAG Industrial, Inc. (617) 574-4777
Recorded Owner: STAG Industrial Holdings LLC
Developer: M Property Services



8455 Wabash Ave

Saint Louis, MO 63134

St. Louis County

Building Type: **Industrial/Warehouse**

Status: **Built 1957**

Building Size: **8,000 SF**

Land Area: **0.27 AC**

Total Avail: **0 SF**

Rent/SF/Yr: **For Sale Only**

% Leased: **100%**



Landlord Representative: --

Property Manager: --

True Owner: Opt-Plus LLC (314) 662-6492 / Jeffrey P. Duke (314) 662-6492

Recorded Owner: Opt-Plus LLC (314) 662-6492

Developer: --