

FOR LEASE Flex Space

5725 Manchester Ave. • St. Louis, MO 63110

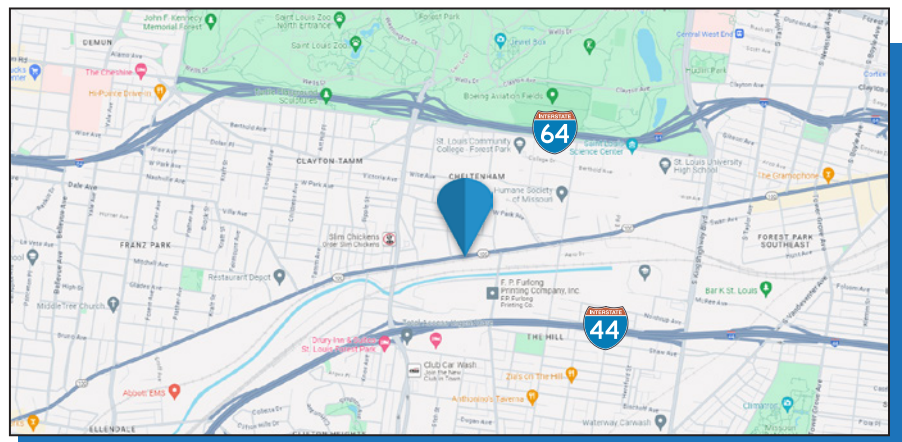


10,680 +/- SF Office/Warehouse

- Office 4,000 SF
 - Conference Room
 - 5 Private Offices
 - Breakroom
 - Workshop Area
- Warehouse 6,000 SF
 - 14'-18' Ceilings
 - One Dock & One Drive In
 - Small Office & Restroom

Price: \$8/SF + NNN

- 3,500 SF Fenced Lot
- Zoned K
- Centrally Located
- Access Off of Manchester
- Convenient to Highway 40/64 & 44



For more information contact:

Gary Andrews

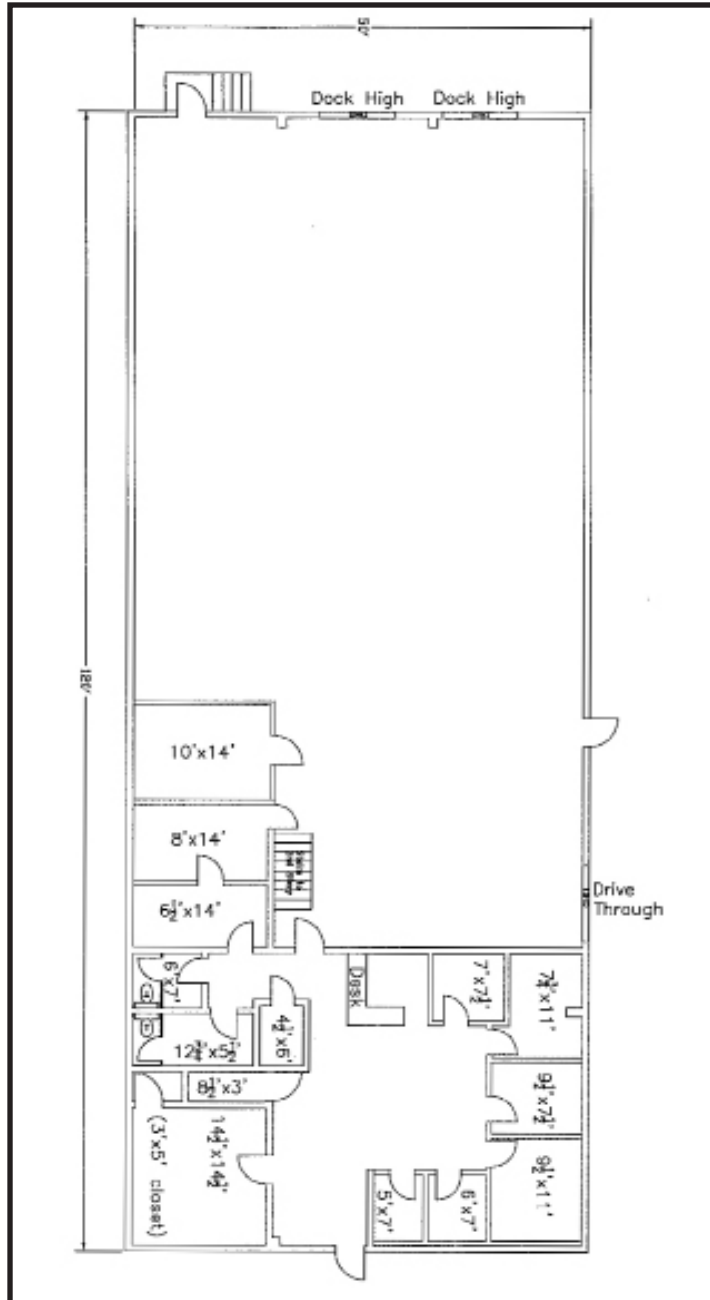
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Andrews@realtyexchangeweb.com

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

Floor Plan

5723 Manchester Ave. St. Louis, MO 63110



Main Floor:
6,000^{+/-} SF

Warehouse:
4,143^{+/-} SF

Office:
1,857^{+/-} SF

Clear Span Ceiling Height:
Approx. 11' at the Wall
Approx. 20' at the Peak

OHD:
Approx. 8' Wide

T - Restroom

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