

FOR SALE

Industrial Complex

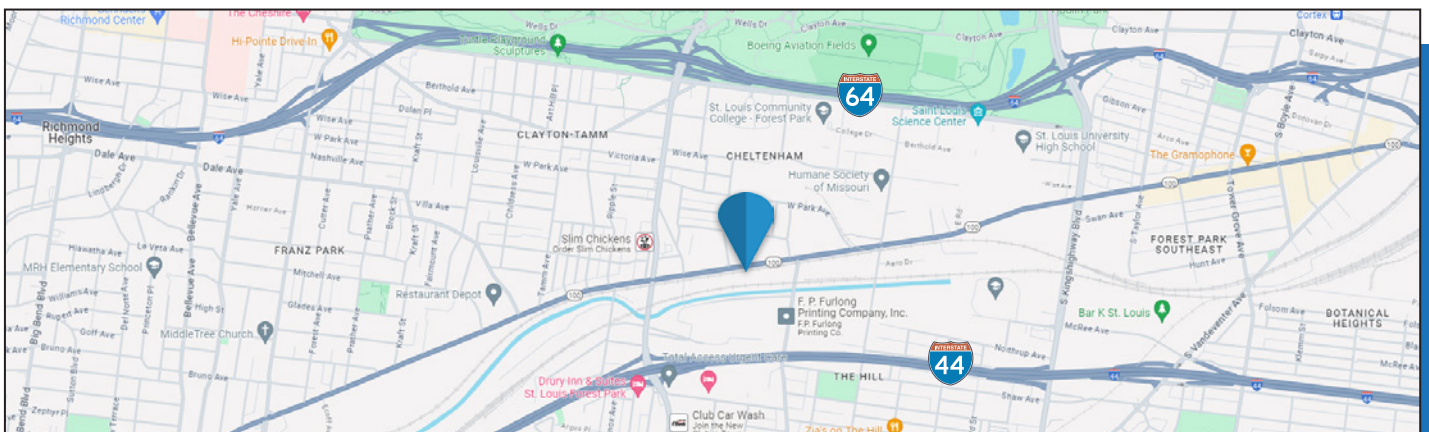
5723-5731 Manchester Ave. • St. Louis, MO 63110



5 Building, Multi Tenant Industrial Complex

- Total of 40,000 SF
- 2.7 Acre Lot
- 10,680 +/- SF For Lease
- Zoned K in an Enterprise Zone
- Site has 3 Phase
- Convenient Access to Highway 40/64 and 44

Price: \$3,200,000



For more information contact:

Gary Andrews

Direct: 314-336-1993 • Cell: 314-398-3993

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.

FOR LEASE Flex Space

5725 Manchester Ave. • St. Louis, MO 63110

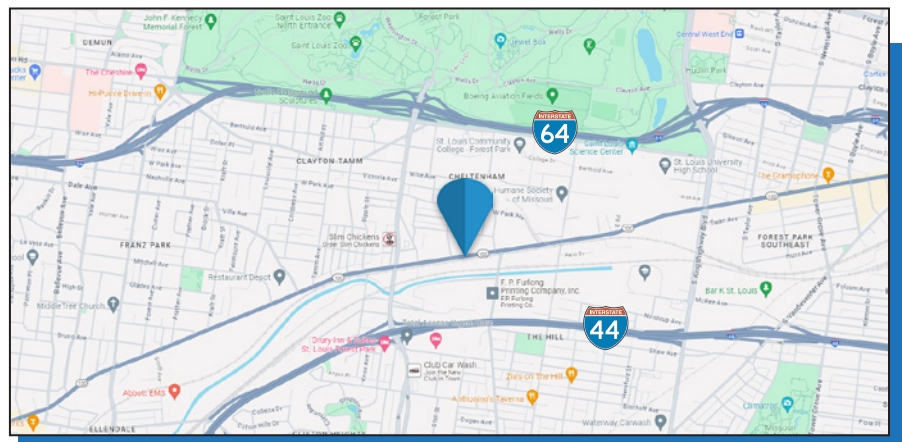


10,680 +/- SF Office/Warehouse

- 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: \$12/SF + NNN

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



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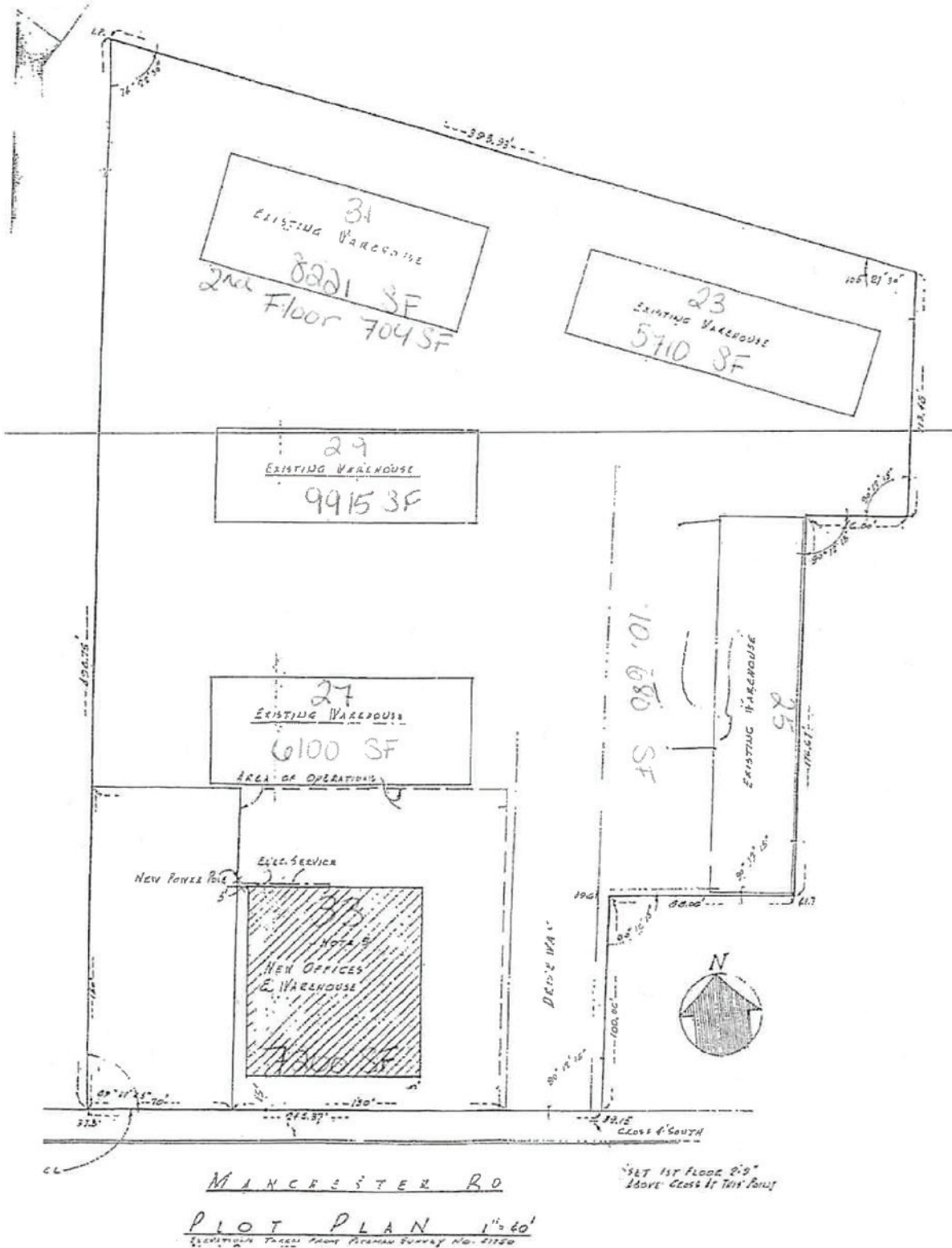
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THE PROPERTY

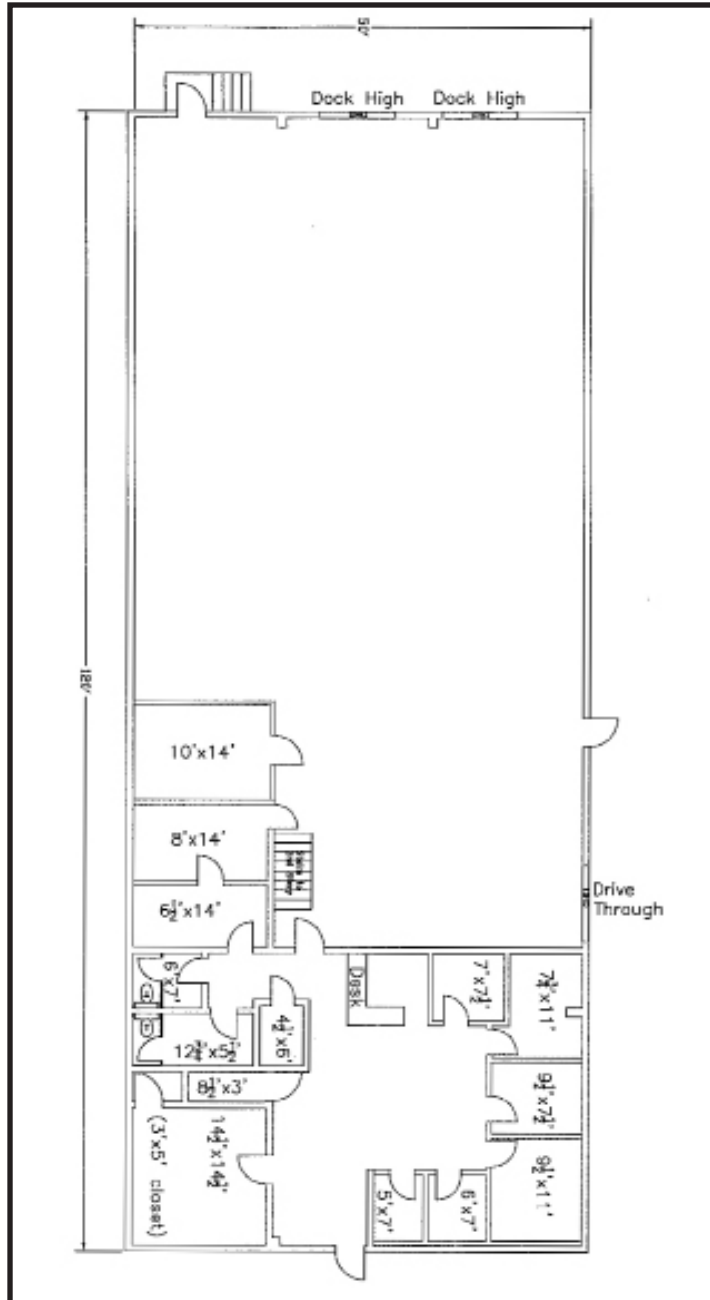


THE PROPERTY



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

For more information contact:

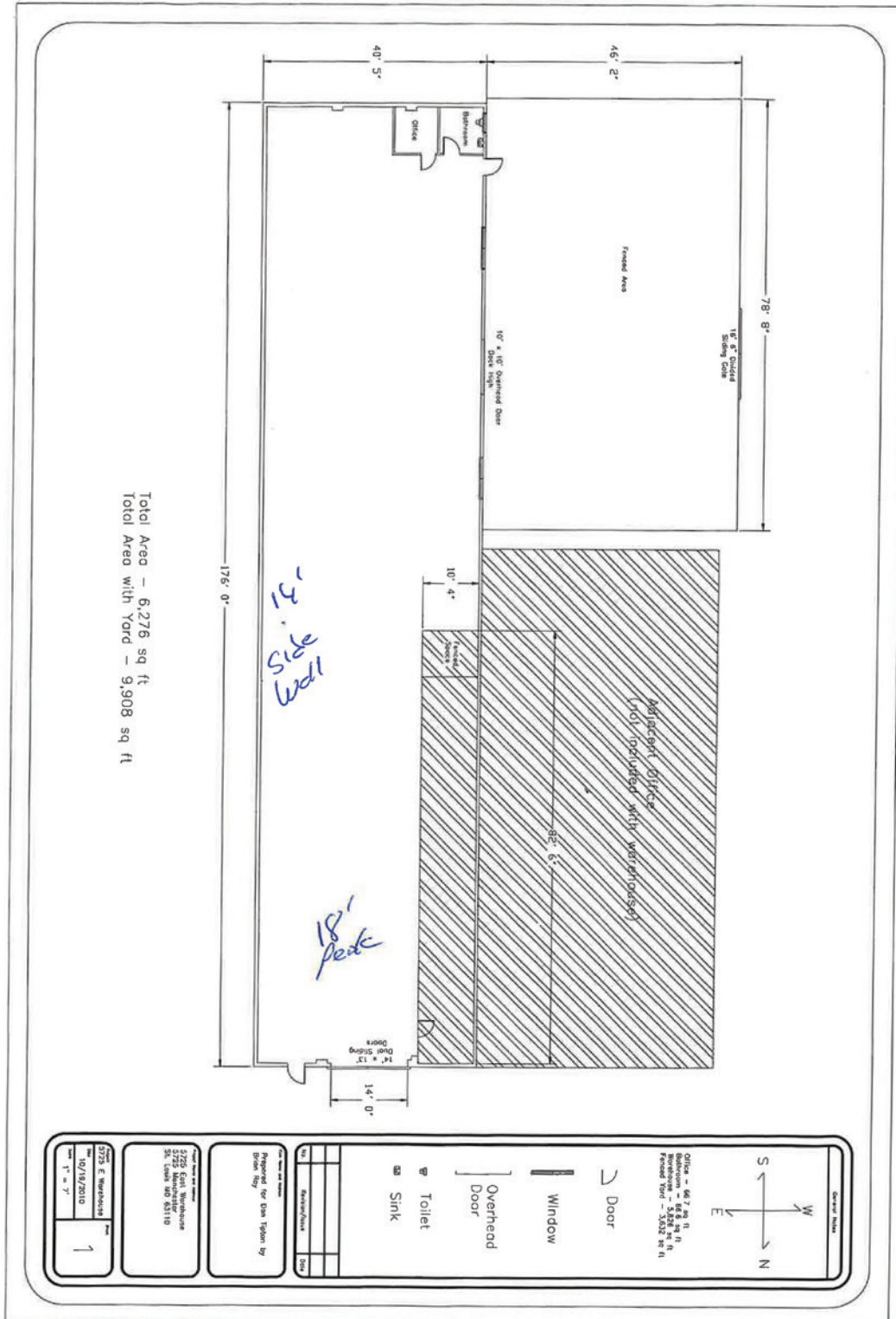
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Floor Plan

5725 Manchester Ave. St. Louis, MO 63110



Floor Plan

5729 Manchester Ave. St. Louis, MO 63110

