

For Lease - Building w/ Storage Yard

22,000± Sq. Ft. Office/Service Space



**5425 Manchester Ave
(At West Park Ave)
St. Louis, MO 63110**

- 5,000± SF Office (see plan)
- 3 Drive-In Doors - 12'X15', 11'X17', 10'X16'
- Ceiling Heights - 17' Center Bay, 13' Wing Bays
- Heavy Power: 240V & 480V
- Cranes Available (2 Ton)
- Includes Storage Yard (Zoned K)
- Annual NNN: \$1.50/PSF

Lease Rate: \$5.95/Sq. Ft., NNN
Contact: Hal C. Ball, SIOR
halball@hillikercorp.com



Office Industrial Retail Institutional Investment Management



Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144
www.hillikercorp.com

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Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

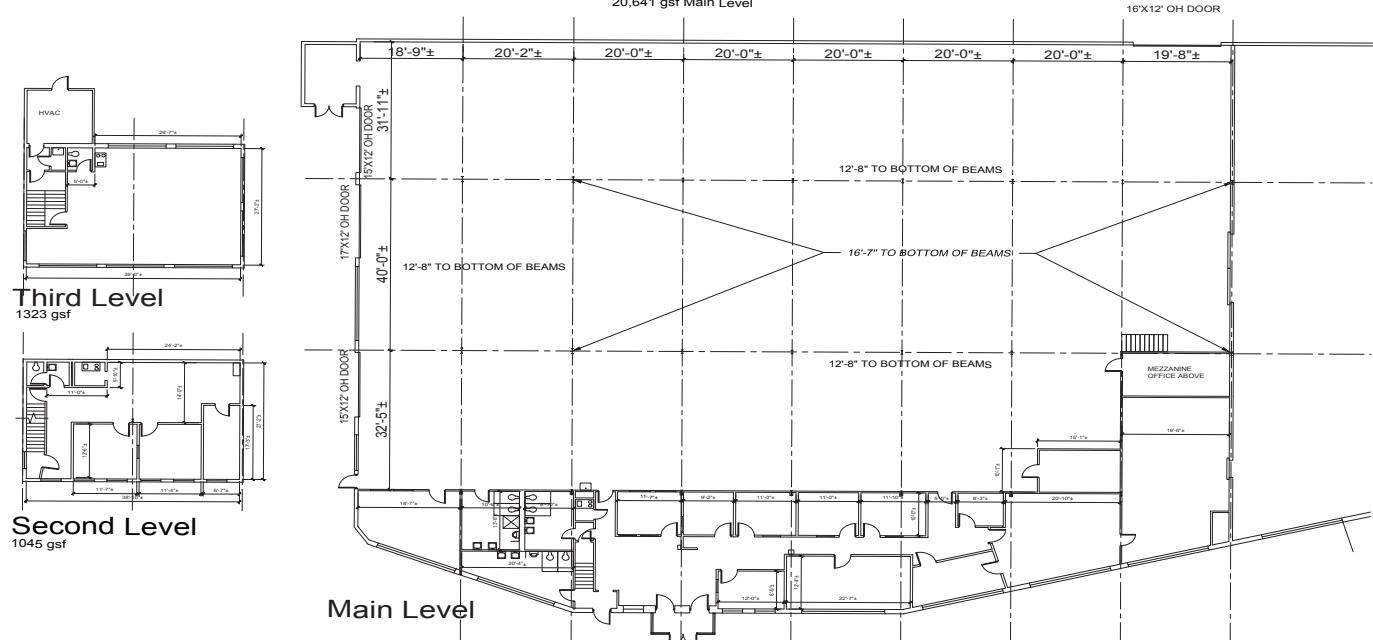
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5425 Manchester

St. Louis, Missouri

20,641 gsf Main Level



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