

FOR LEASE

10,528 SF OFFICE/WAREHOUSE BUILDING

2222 Mason Ln | St. Louis, Missouri 63021



BRIAN KELLEY
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- Single-tenant 10,528 SF office/warehouse building for lease
- ±3,800 SF office space located on first and second floor
- Multiple exterior entrances
- Office space features reception area, multiple private offices, and open area
- Well-maintained building with new roof in 2019
- 1 dock door
- Rare opportunity to occupy office/warehouse along Manchester Rd corridor
- Signalized access to Manchester Rd via easement through Mungenast Lexus
- Lease rate: \$12.00/SF NNN

BUILDING SPECS

TOTAL BUILDING SIZE	10,528 SF
LOT SIZE	0.689 ACRE
ROOF	New in 2019
CEILING HEIGHT	12'
DOCKS	1
YEAR BUILT	1979
ZONING	M3-Planned Manufacturing District, Unincorporated St. Louis County



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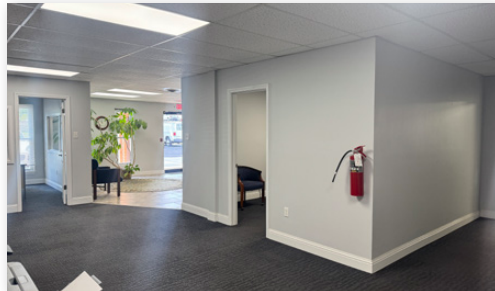
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PROPERTY PHOTOS



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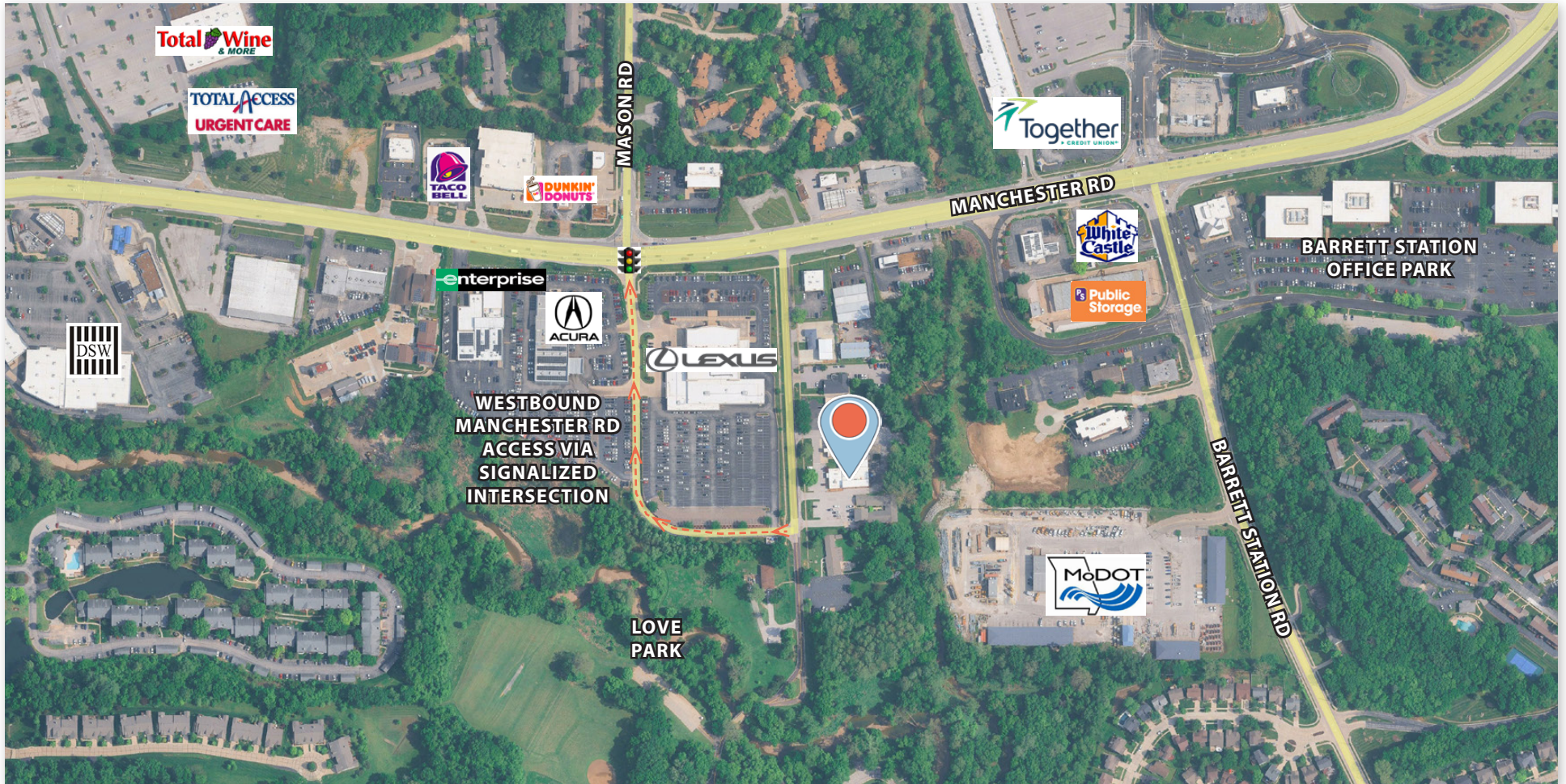
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AERIAL MAP



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