

**KIRKWOOD COVERED
OUTDOOR STORAGE
WITH OFFICE**



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126

Caleb@ManorRealEstate.com

807 S FILLMORE AVENUE

KIRKWOOD, MO 63122

3,543 S.F. | \$3,500/MONTH F.S.G.

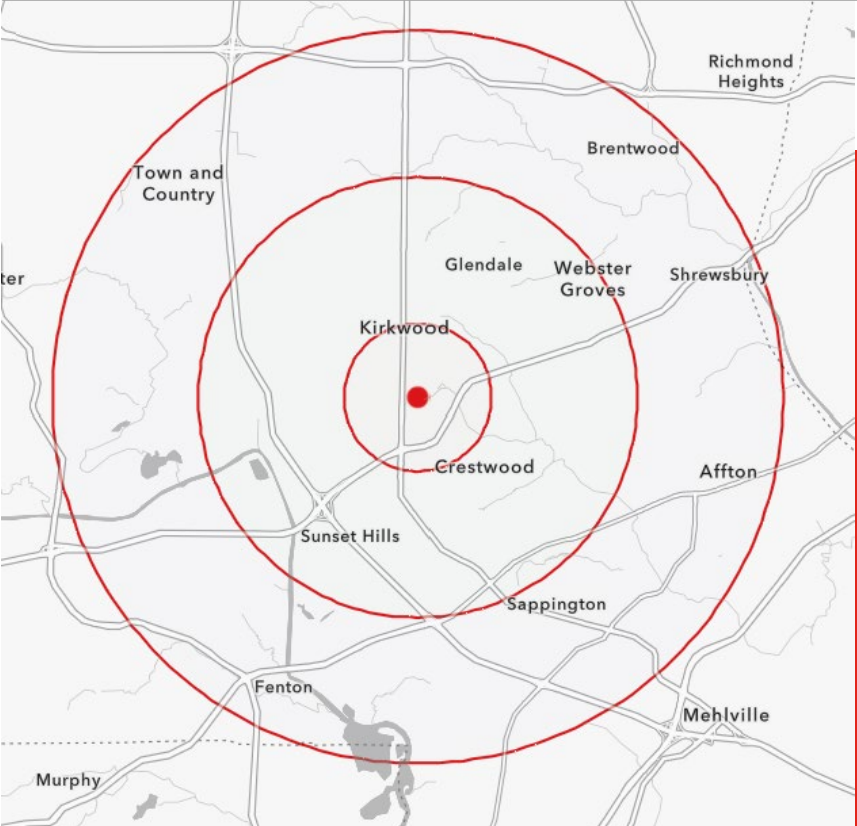
FOR LEASE

PROPERTY INFORMATION



- **COVERED OUTDOOR STORAGE PAVILION (31' x 63', 15' CLEAR HEIGHT) — IDEAL FOR EQUIPMENT, MATERIALS, OR FLEET VEHICLES**
- **ADDITIONAL OPEN-AIR VEHICLE/EQUIPMENT STORAGE YARD ON-SITE**
- **PRIVATE OFFICE SPACE (600 SF) INCLUDED — MOVE-IN READY RARE INDUSTRIAL/FLEX USE IN DESIRABLE KIRKWOOD LOCATION NEAR AMTRAK STATION & I-44**
- **FSG LEASE — SIMPLIFIED COST STRUCTURE FOR TENANT**

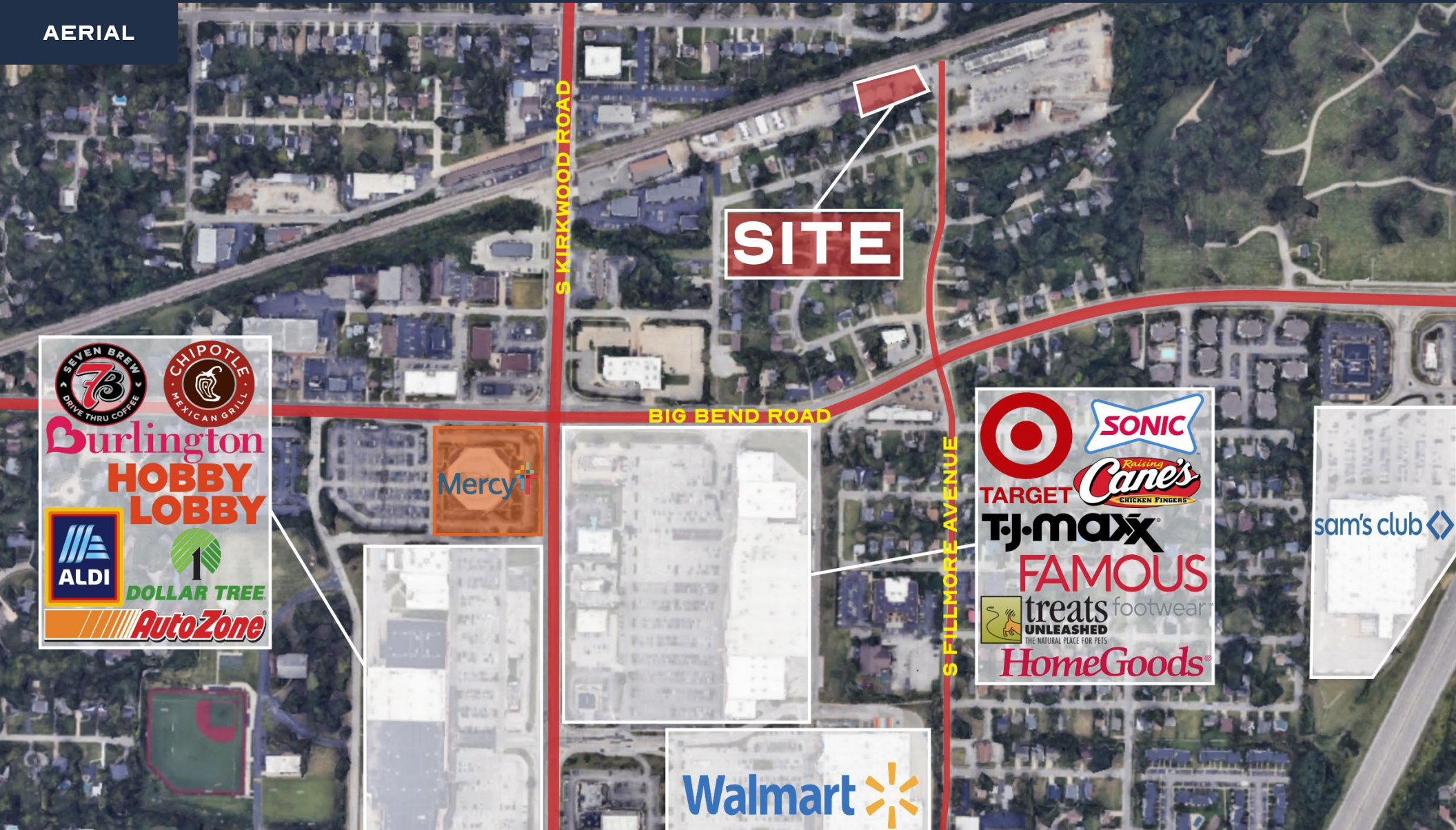
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,228	76,694	190,019
HOUSEHOLDS	4,623	30,995	80,197
AVERAGE HH INCOME	\$138,898	\$180,177	\$161,1443



CALEB ANTHONIS
 Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**807 S FILLMORE AVENUE
 KIRKWOOD, MO 63122
 3,543 S.F. | \$3,500/MONTH F.S.G.**

AERIAL



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

**807 S FILLMORE AVENUE
KIRKWOOD, MO 63122
3,543 S.F. | \$3,500/MONTH F.S.G.**