



# 5634 Morganford Road

St. Louis, Missouri | 63116



## FOR LEASE

2,671 SF building

5,208 SF lot

\$12 SF + NNN

- approx. 1,900 SF office
- approx. 700 SF heated and cooled warehouse space with 13' clear
- A zoning
- Systems and buildout 2022
- Open office with two private rooms
- Unique mixed use opportunity
- Possible restaurant/cafe conversion to utilize patio space
- Overhead doors to both warehouse and office spaces



**JUSTIN STRÖHM, BROKER**

(314) 814-6178

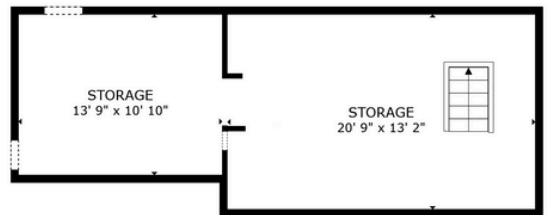
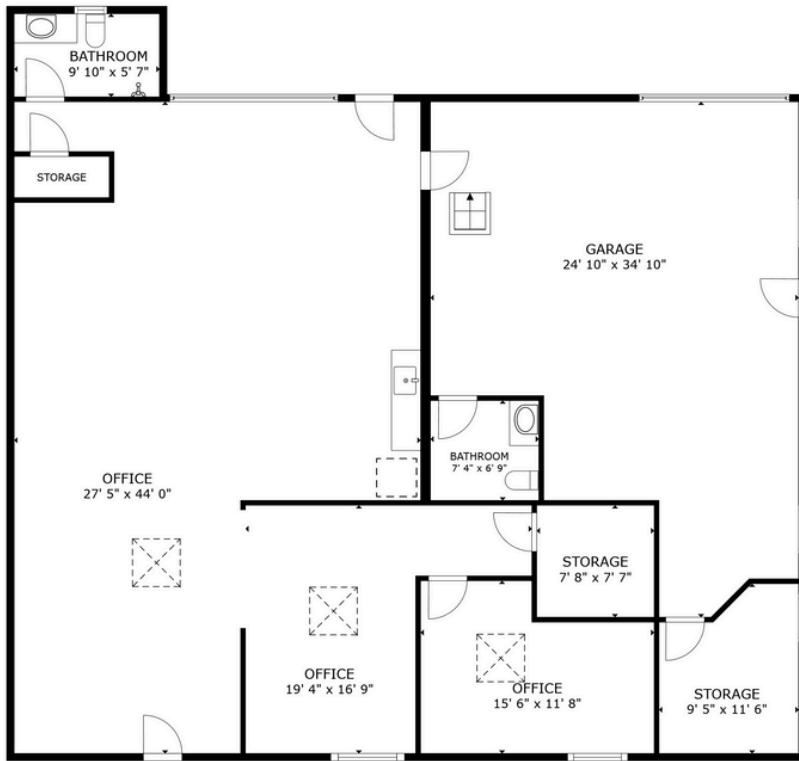
[Justin.Strohm@CircaSTL.com](mailto:Justin.Strohm@CircaSTL.com)

**RED KEY REALTY / CIRCA**

(314) 352-5200

3353 ROGER PLACE ST. LOUIS, 63116

[WWW.CIRCASTL.COM](http://WWW.CIRCASTL.COM)



No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.