



# 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

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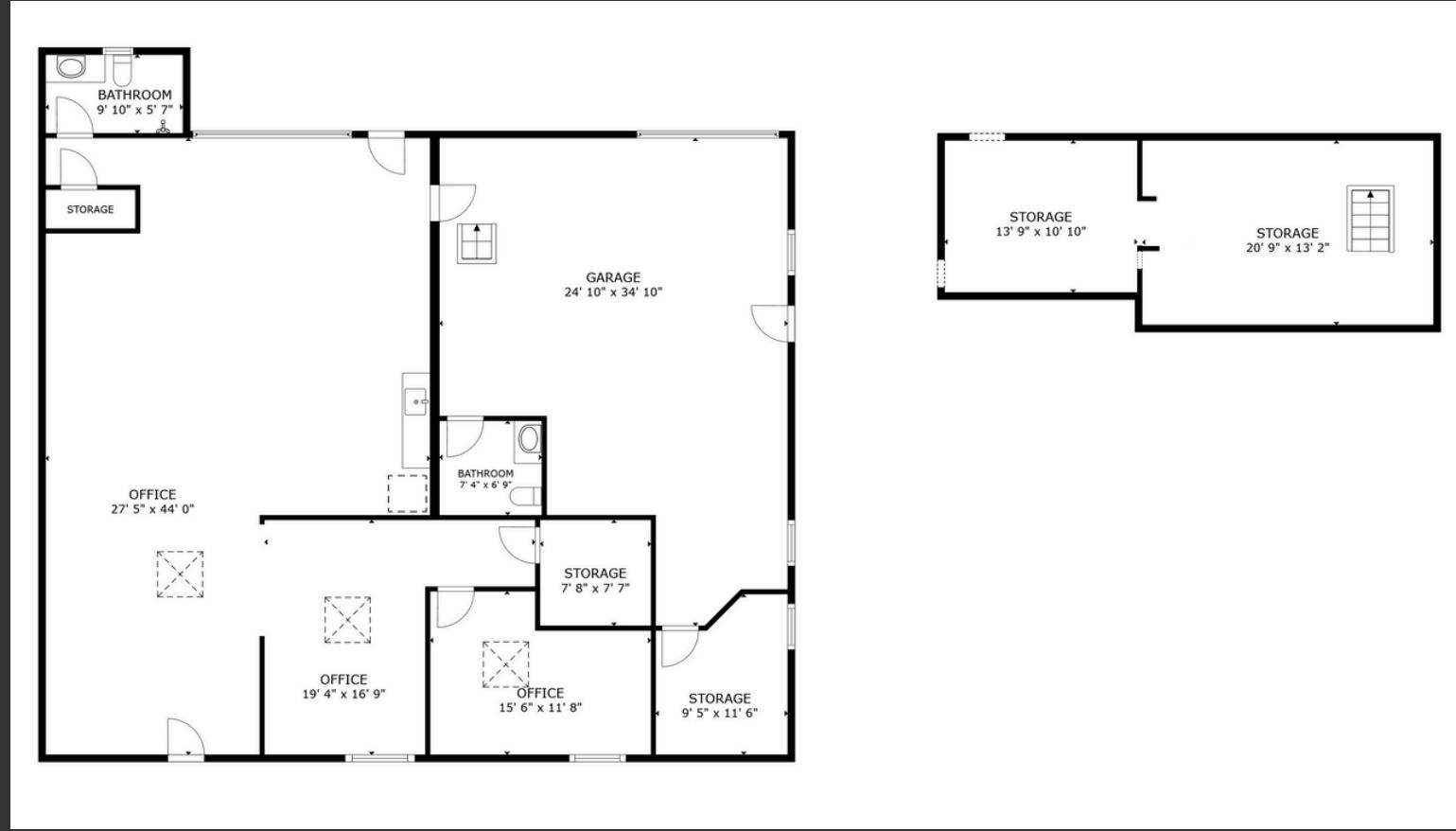
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