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LONG ROAD

140 Long Road | Chesterfield, MO 63005

Suite 122

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PROPERTY HIGHLIGHTS

Long Road is a well-located flex property in Chesterfield, near THF Boulevard, less than 200 yards from the intersection of Chesterfield Airport Road & Long Road. The property rests in a very strong retail area with excellent highway access. 140 Long Road is also located close to the Spirit of St. Louis Airport. Long Road offers amenities to tenants such as local ownership and management, parking, ability to add exterior windows, and conditioned bays.



BUILDING INFORMATION

LONG ROAD AT-A-GLANCE	
Net Rentable Area	125,075 SF
Divisible?	Yes
Floors	1 - 2
Parking Ratio	2 per 1,000 SF

Amenities & Features

- Ceiling heights range from 23.5' at the center to 20' in the eaves
- Columns are spaced on average 24' on center along the length of the building (East/West), and 47' on center across the building (North/South)
- ESFR Sprinkler System
- Zoned PI—Planned Industrial
- Heavy power
- Full AC throughout available spaces

SPACE AVAILABLE

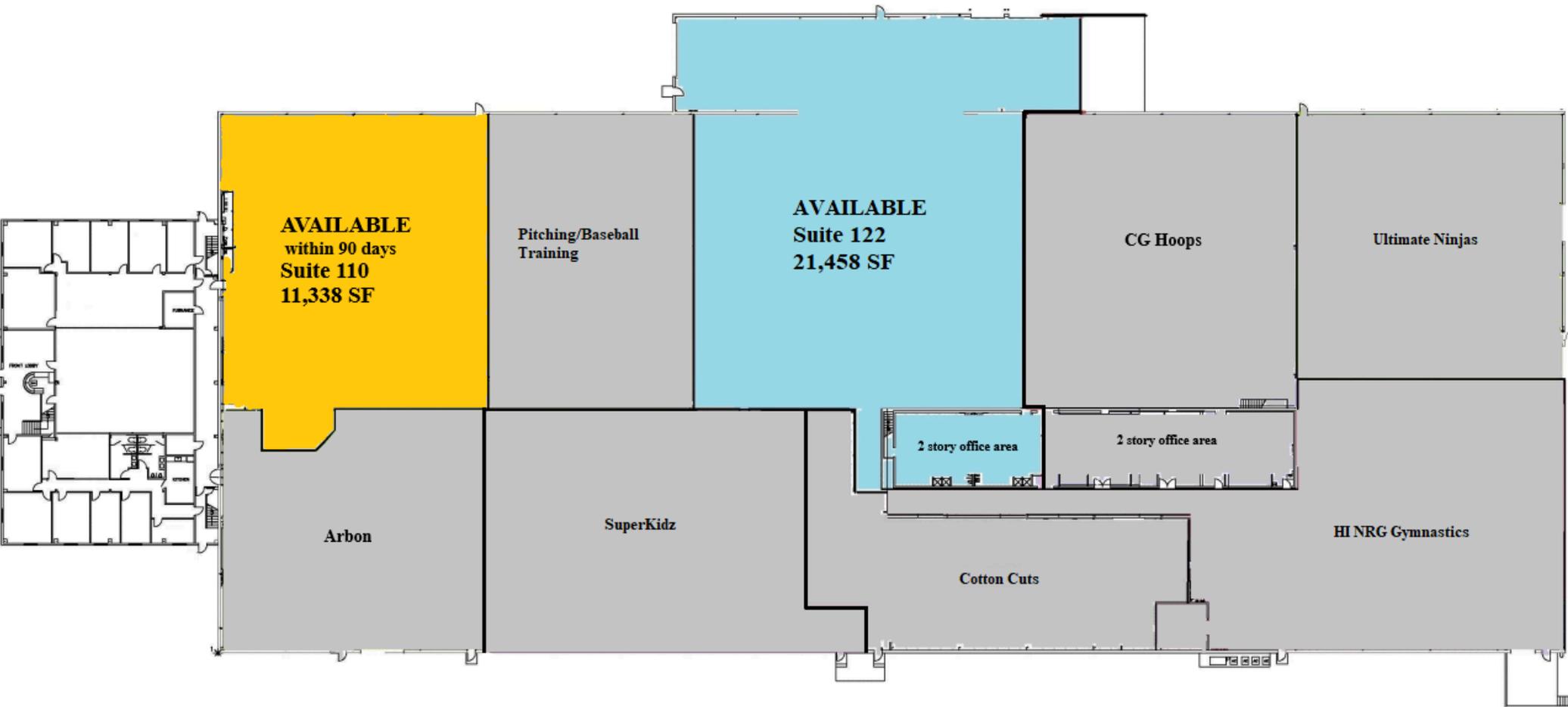
SUITE	RENTABLE SQUARE FEET	RATES STARTING AT
110	11,338	\$13.00/RSF NNN
122	21,458	\$12.50/RSF NNN

*RATES SUBJECT TO INCREASE FOR DEMISING SPACE, LENGTH OF TERM, CREDIT, AND OTHER DETERMINING FACTORS

Information contained herein has been obtained from the owner of the property or from other sources & is subject to change without notice. The broker & owner do not guarantee the accuracy of this information. Broker is a member of ownership. Owners & broker make no representation as to the environmental or other conditions of the property & recommend that tenant or purchaser investigate fully.

FLEX SPACE

32,796 Rentable Square Feet



Please note that the demising walls between tenants represent an approximation.



HOME

HIGHLIGHTS

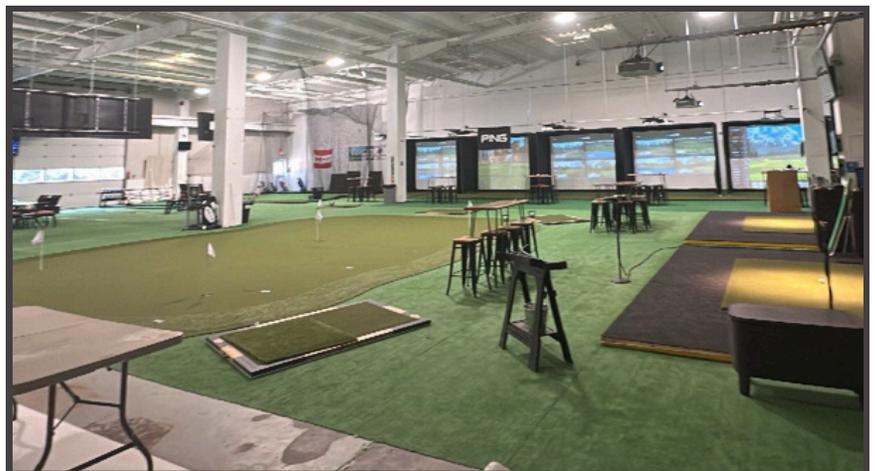
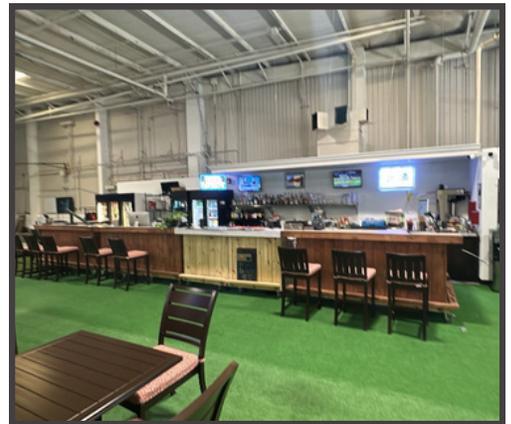
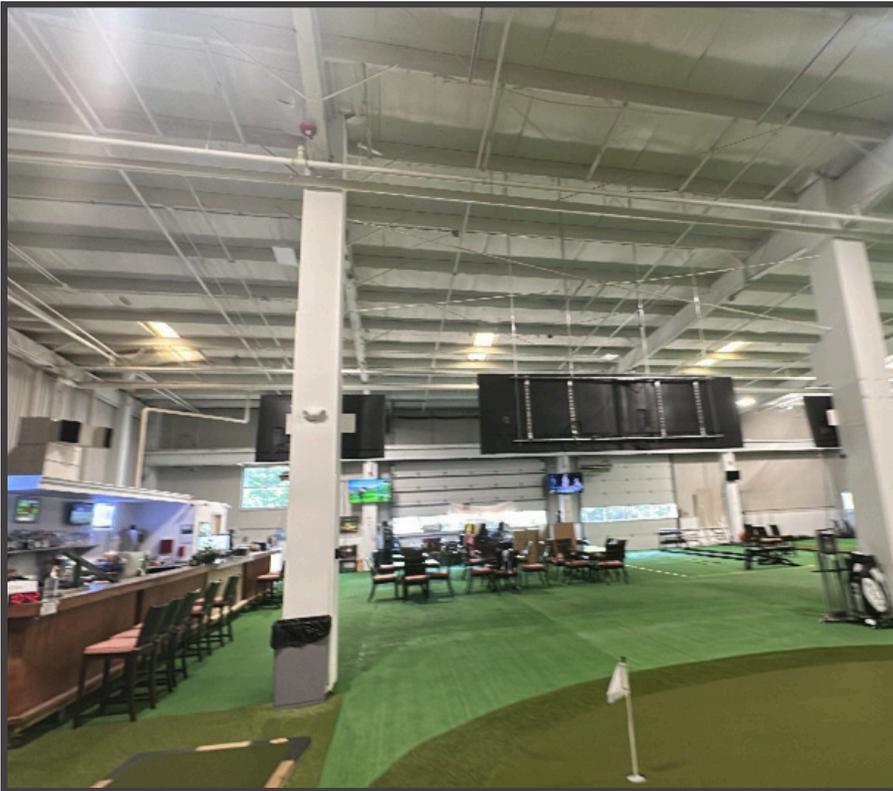
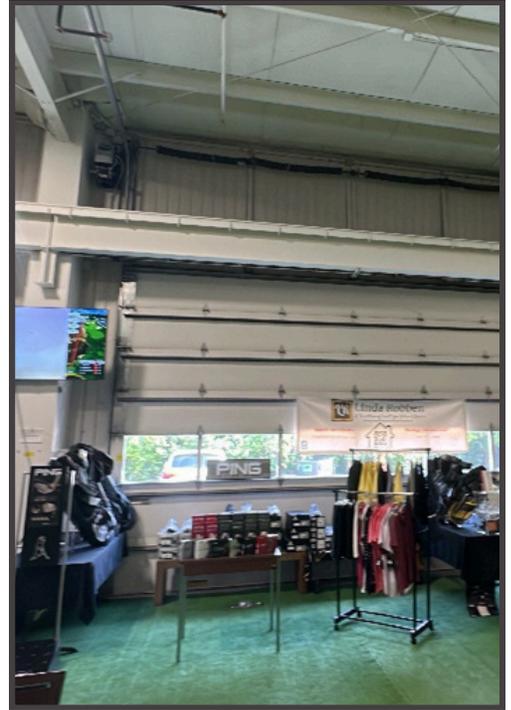
AVAILABILITY

MAP

PHOTOS

SUITE 110

11,338 RSF Total



SUITE 122

19,944 RSF main level / 1,514 RSF mezzanine / 21,458 RSF Total

