



## FOR LEASE

3101 Bartold Avenue  
Maplewood, MO 63143

### CONTACT US

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### Highlights

- 2,990 SF - 14,799 SF available for lease
- 10' - 14' clear height
- Three (3) docks
- Three (3) drive-ins (two oversized)
- Small outdoor storage available
- Located near Hanley Industrial Park with a surplus of nearby food and retail establishments
- Easy access to I-64 and Hanley Road

#### **Colliers**

101 South Hanley Road  
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## FLOOR PLAN

### Space One

**Available SF:** 11,809 SF

**Clear Height:** +/- 10'

**Loading:** Three (3) docks  
One (1) drive-in

**Lease Rate:** \$8.00/SF, NNN

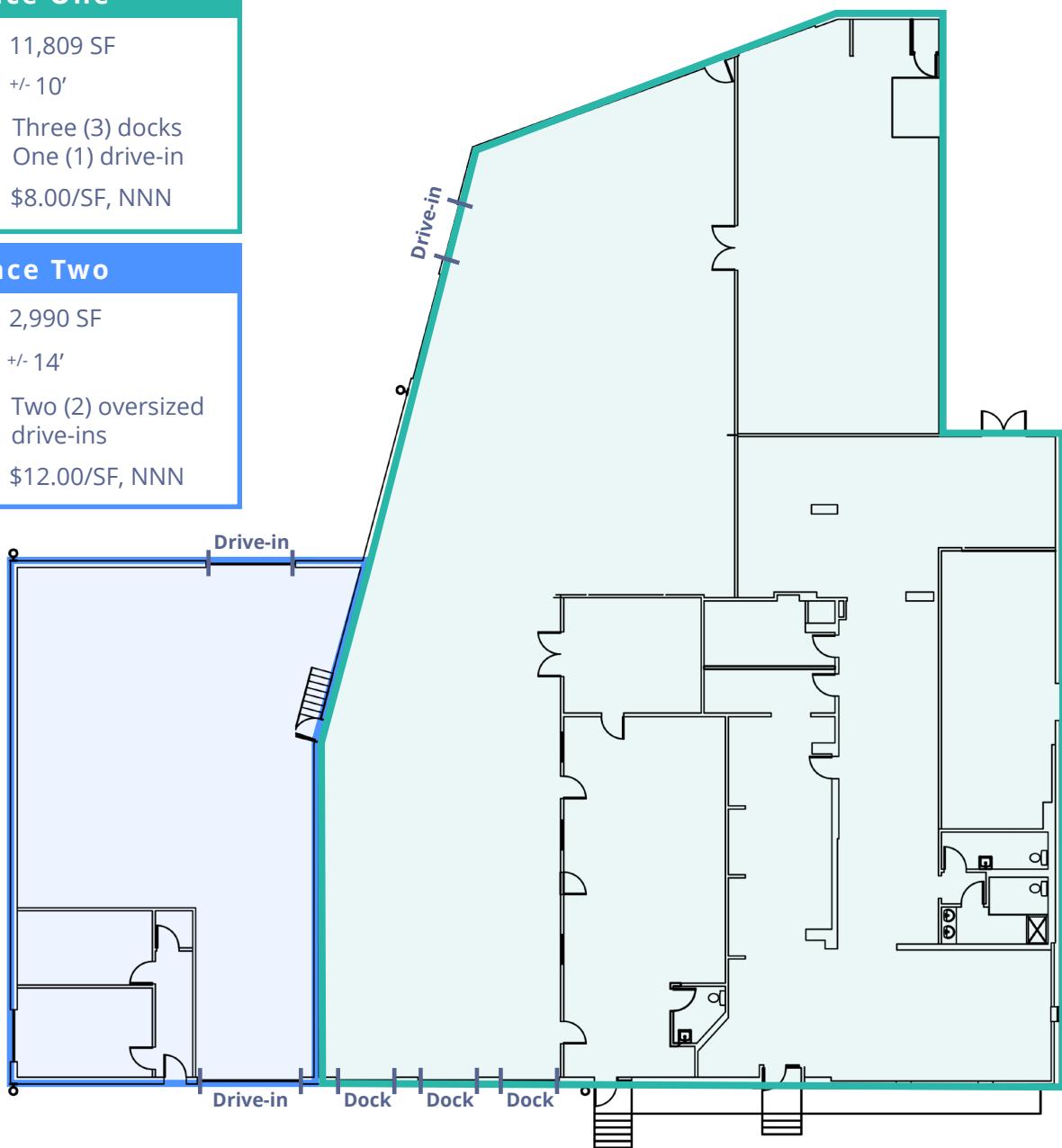
### Space Two

**Available SF:** 2,990 SF

**Clear Height:** +/- 14'

**Loading:** Two (2) oversized  
drive-ins

**Lease Rate:** \$12.00/SF, NNN



## LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
1 Mile	12,272	5,648	\$109,561	966	11,404
3 Miles	125,984	58,625	\$131,846	6,536	94,286
5 Miles	342,447	160,145	\$121,962	14,755	215,540

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