

**FOR LEASE**

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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

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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

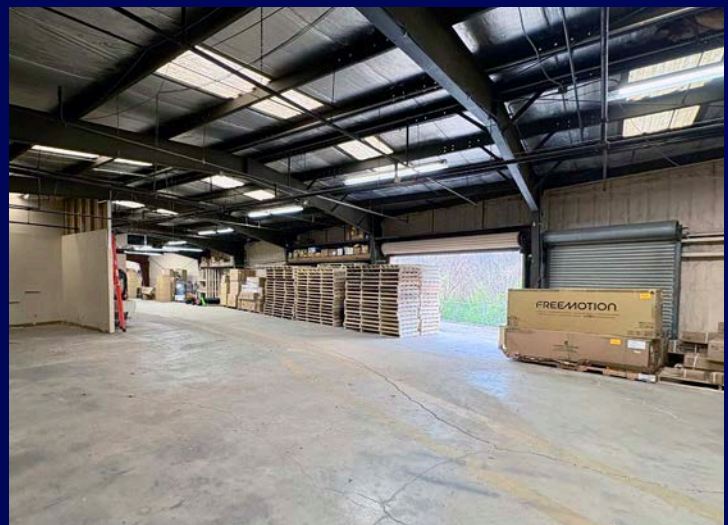
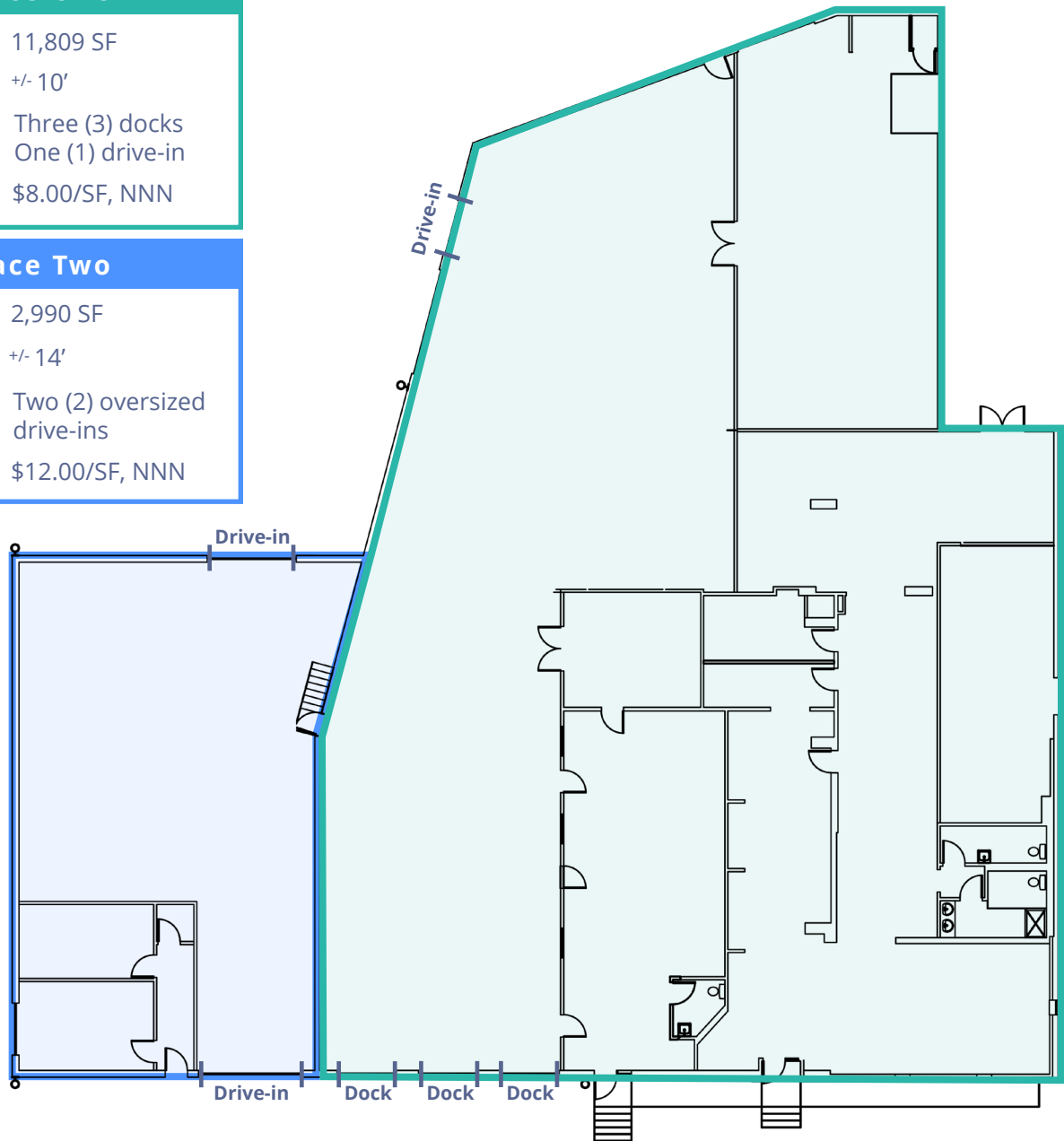
Space Two

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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