

# MANCHESTER INDUSTRIAL COMPLEX



**EDDIE CHERRY**

Phone: 314.647.6611 ext. 113

[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

**5723-5733 MANCHESTER AVENUE**

**ST. LOUIS, MO 63110**

**5,710 S.F. & 10,680 S.F.**

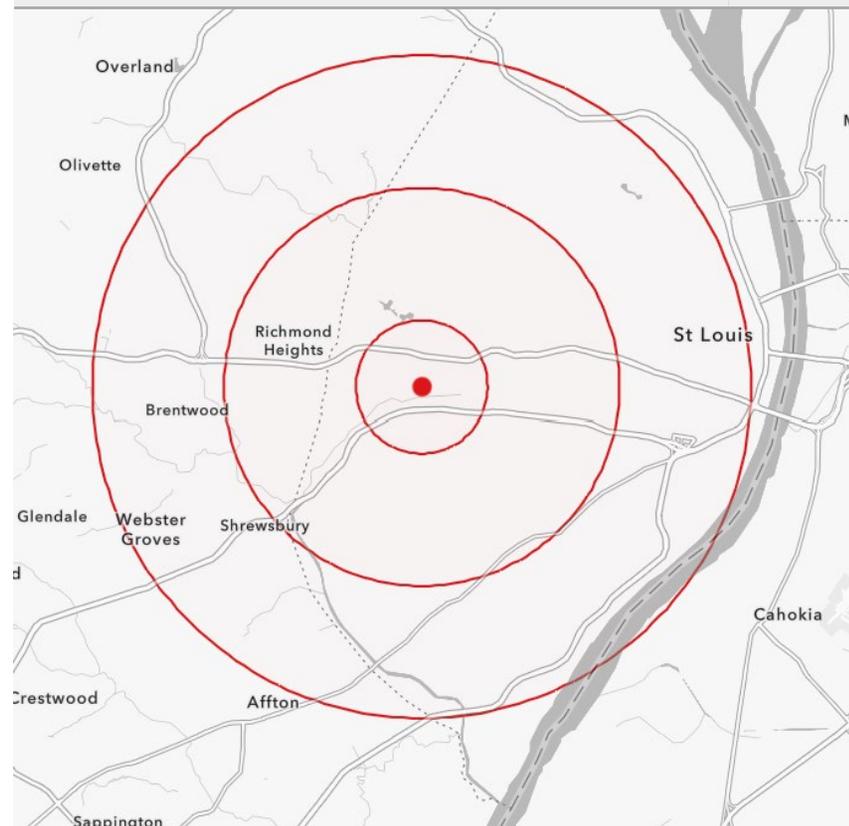
**\$7.00/S.F. N.N.N. (\$1.89/S.F.)**

### PROPERTY INFORMATION



- FLEX BUILDINGS OF 5,710 S.F. & 10,680 S.F. AVAILABLE FOR LEASE
- CENTRALLY LOCATED INDUSTRIAL COMPLEX WITH PYLON SIGNAGE
- 3,500 S.F. FENCED LOT ADJOINING 5725 BUILDING
- TWO (2) DRIVE-IN DOORS PER BUILDING, 3-PHASE POWER, HIGH CLEARANCE
- EXCELLENT PROXIMITY TO I-64, I-44, HAMPTON & KINGSHIGHWAY
- ZONED K "UNRESTRICTED"

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		8,638	156,817	378,090
HOUSEHOLDS		5,065	80,970	186,280
AVERAGE HH INCOME		\$103,666	\$112,494	\$108,155



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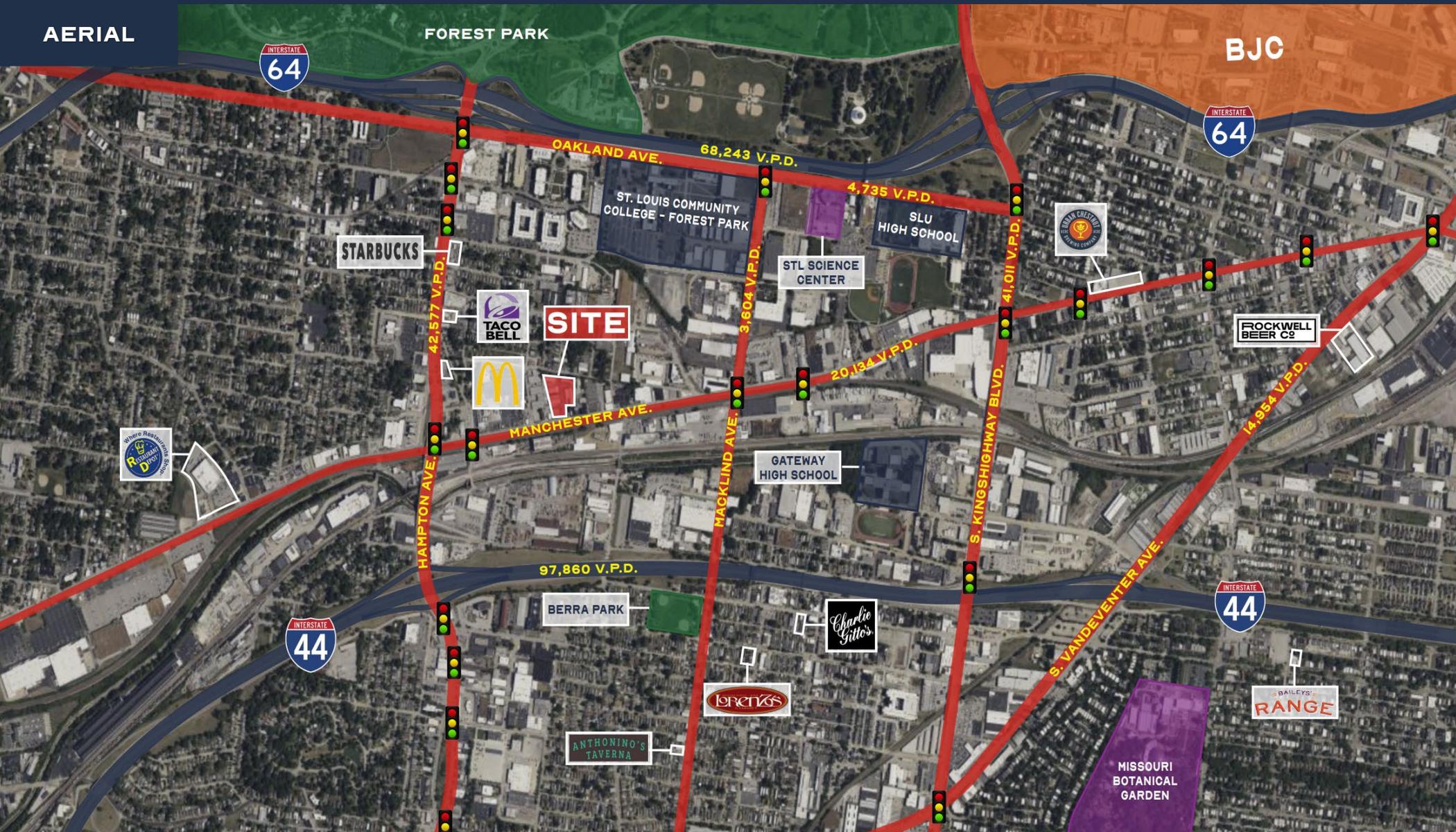
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