

3,000 SF OFFICE/FLEX SPACE AVAILABLE

FOR LEASE

9461-9463 Dielman Rock Island Drive
Saint Louis, MO 63132



PROPERTY FEATURES



- Suite 9465: 3,000 RSF
- 100% HVAC
- Current layout is approximately 40% office and 60% warehouse
- One 12' tall drive-in door
- Space includes 5 private offices and 1 restroom
- Up to 15' clear warehouse

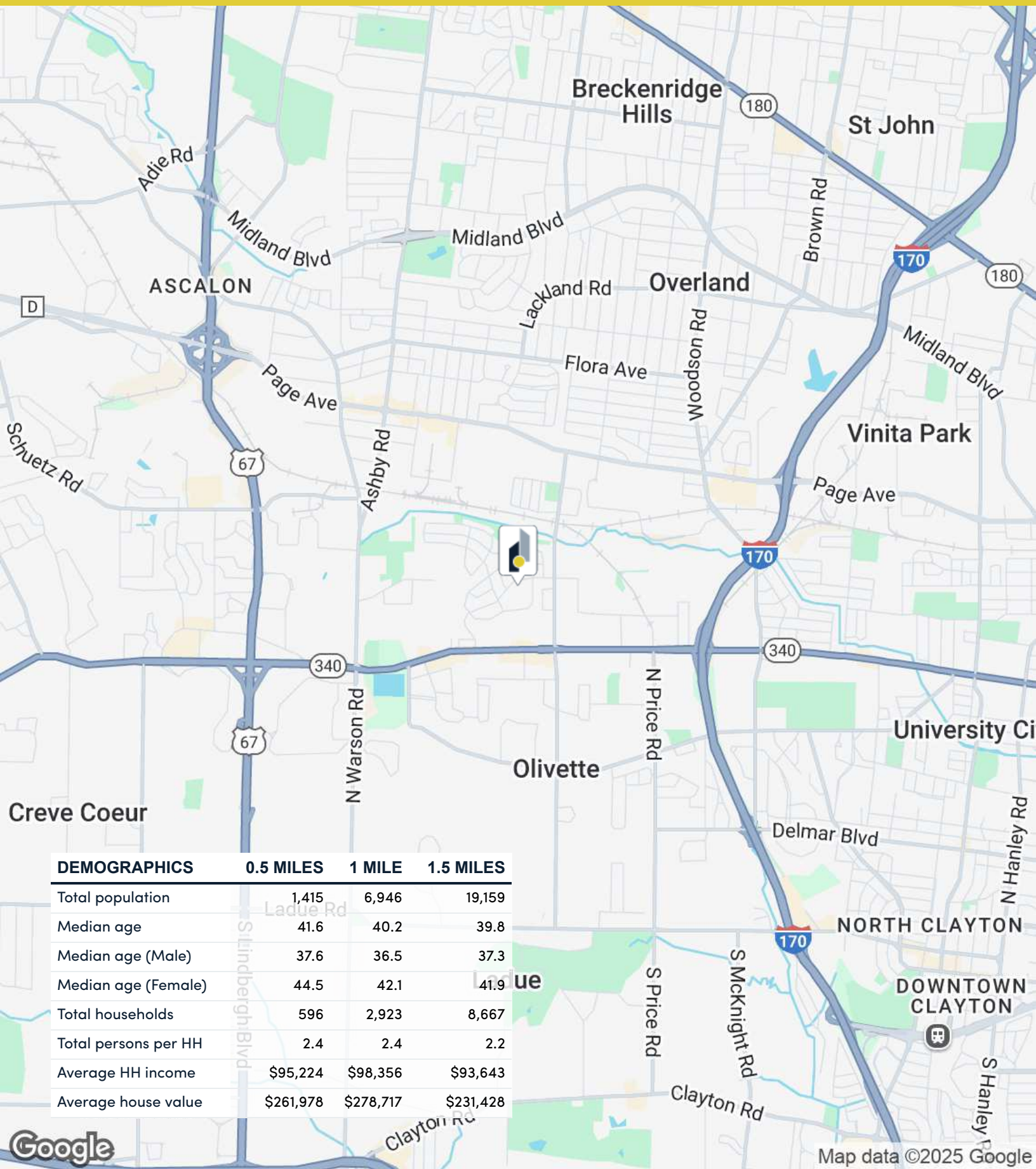


- Excellent mid-county location
- 6/1,000 SF parking ratio
- Quick access to I-70, I-170, and I-270
- Ideal location with close proximity to Lambert International Airport to the North and downtown Clayton to the Southeast

FOR LEASE
\$9.00 SF/YR
NNN



LOCATION MAP



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total population	1,415	6,946	19,159
Median age	41.6	40.2	39.8
Median age (Male)	37.6	36.5	37.3
Median age (Female)	44.5	42.1	41.9
Total households	596	2,923	8,667
Total persons per HH	2.4	2.4	2.2
Average HH income	\$95,224	\$98,356	\$93,643
Average house value	\$261,978	\$278,717	\$231,428



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