

PRICE REDUCED

FOR SALE Industrial Complex

5723-5731 Manchester Ave. • St. Louis, MO 63110

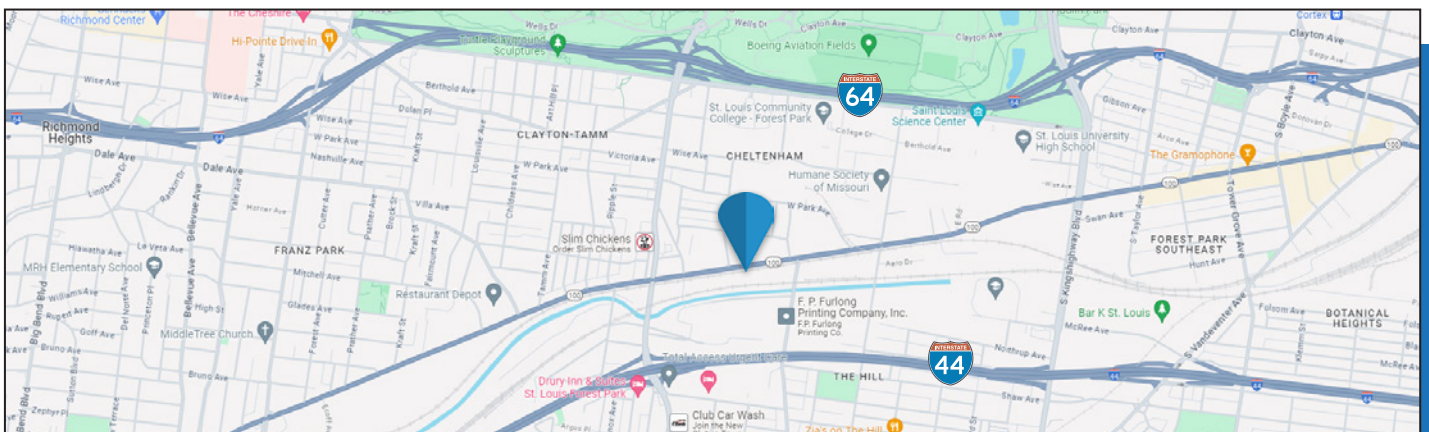


*Property lines are an approximation

5 Building, Multi Tenant Industrial Complex

- Total of 40,000 SF
- 2.7 Acre Lot
- 10,680 +/- SF For Lease
- Zoned K in an Enterprise Zone
- Site has 3 Phase
- Convenient Access to Highway 40/64 and 44

Price: \$2,900,000



For more information contact:

Gary Andrews

Direct: 314-336-1993 • Cell: 314-398-3993

Andrews@realtyexchangeweb.com

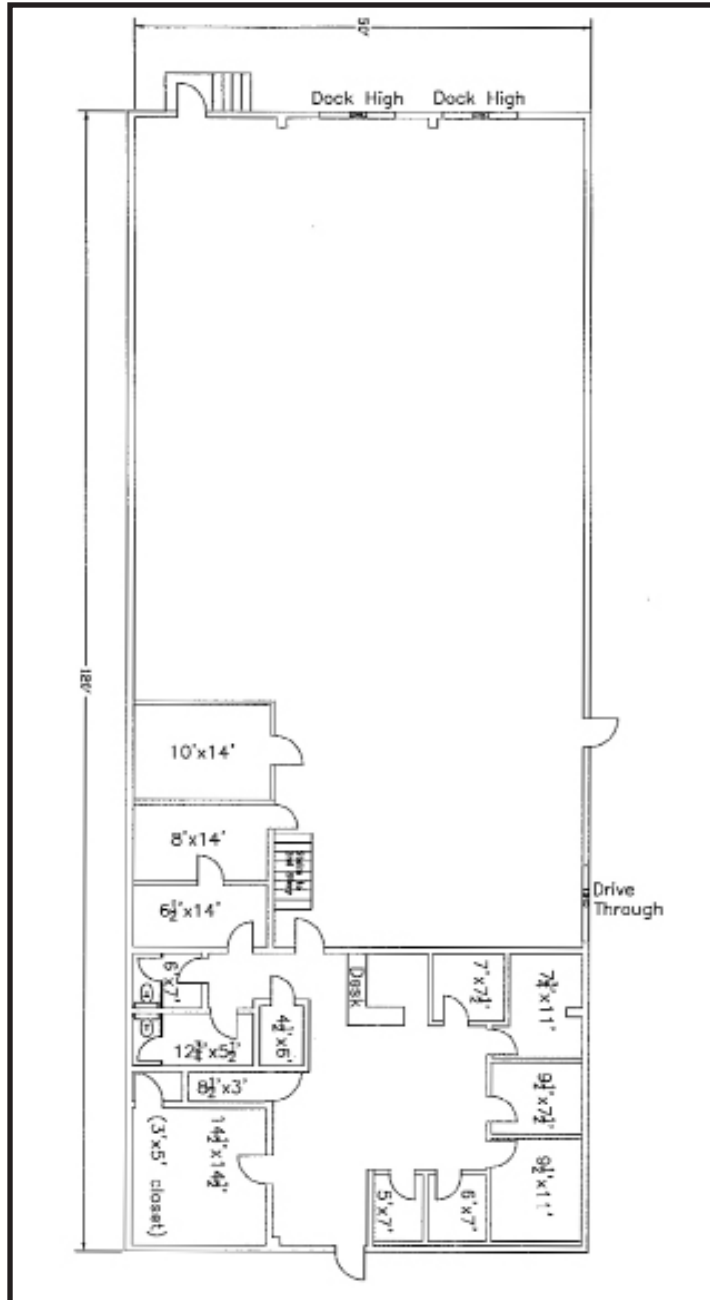
Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

THE PROPERTY



Floor Plan

5727 Manchester Ave. St. Louis, MO 63110



Main Floor:
6,000^{+/-} SF

Warehouse:
4,143^{+/-} SF

Office:
1,857^{+/-} SF

Clear Span Ceiling Height:
Approx. 11' at the Wall
Approx. 20' at the Peak

OHD:
Approx. 8' Wide

T - Restroom

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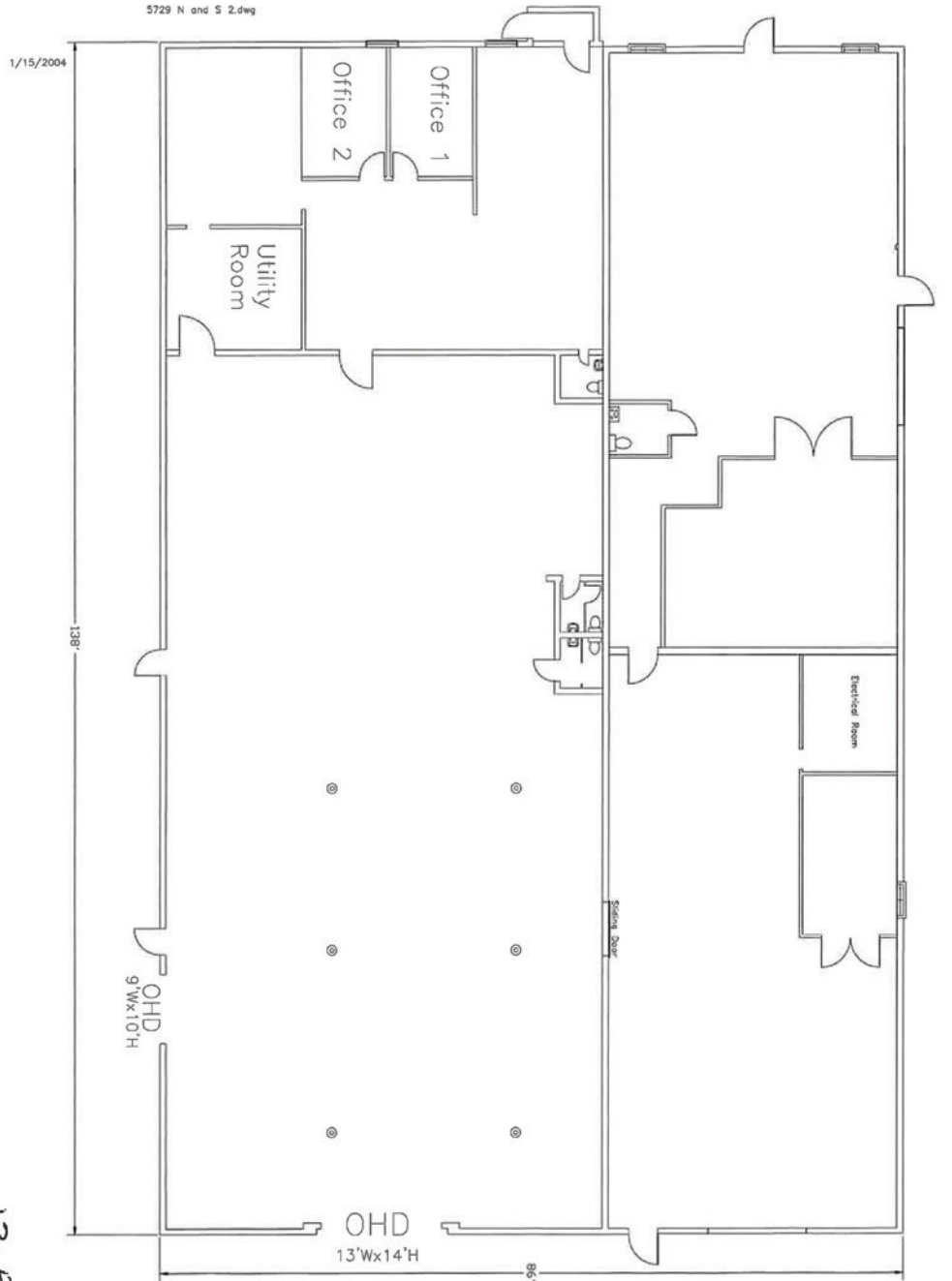
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Floor Plan

5729 Manchester Ave. St. Louis, MO 63110



13,524

Date: 6/28/11 Drawn by: [Signature] Title: 1 of 1		5729 Manchester North and South Buildings		Prepared for: Dan Tolan by: Dan Tolan		OHD - Overhead Door @ Floor Drain □ Sink P Toilet Door Window N General Notes	
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