

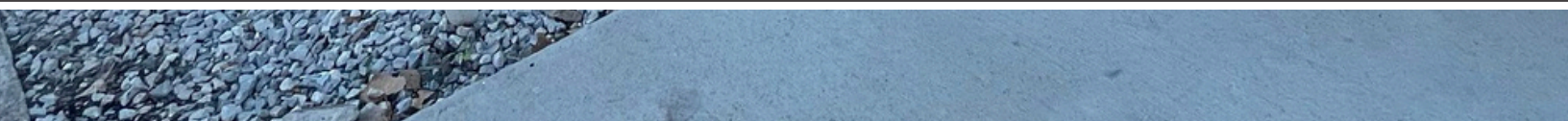
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# LONG ROAD

140 Long Road | Chesterfield, MO 63005



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Suite 122

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## PROPERTY HIGHLIGHTS

Long Road is a well-located flex property in Chesterfield, near THF Boulevard, less than 200 yards from the intersection of Chesterfield Airport Road & Long Road. The property rests in a very strong retail area with excellent highway access. 140 Long Road is also located close to the Spirit of St. Louis Airport. Long Road offers amenities to tenants such as local ownership and management, parking, ability to add exterior windows, and conditioned bays.



## BUILDING INFORMATION

### LONG ROAD AT-A-GLANCE

Net Rentable Area	125,075 SF
Divisible?	Yes
Floors	1 - 2
Parking Ratio	2 per 1,000 SF

## Amenities & Features

- Ceiling heights range from 23.5' at the center to 20' in the eaves
- Columns are spaced on average 23' on center along the length of the building, and 47' on center across the building
- ESFR Sprinkler System
- Zoned PI—Planned Industrial
- Heavy power
- Full AC throughout available spaces

## SPACE AVAILABLE

SUITE	RENTABLE SQUARE FEET	RATES STARTING AT
122 (Warehouse)	21,458	\$12.50/RSF NNN

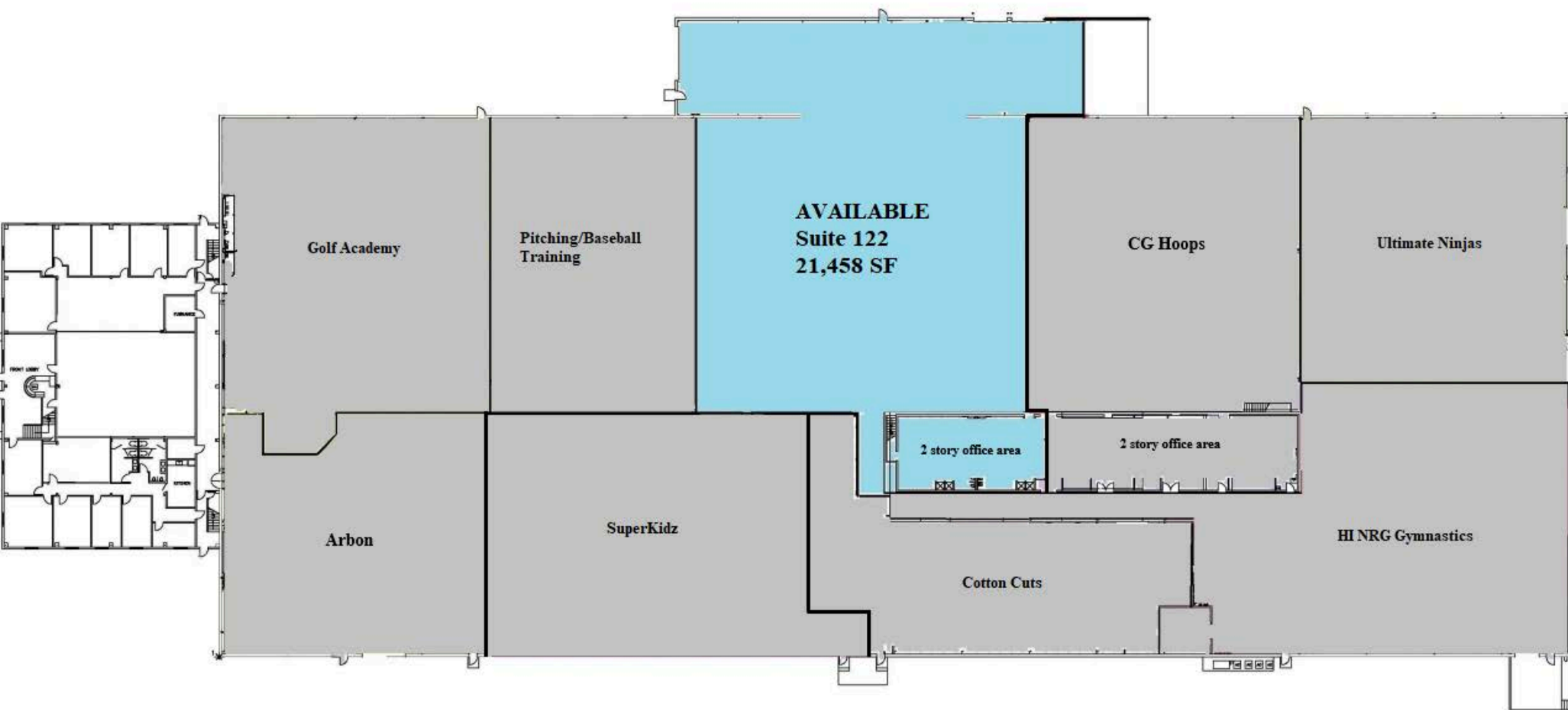
\*RATES SUBJECT TO INCREASE FOR DEMISING SPACE, LENGTH OF TERM, CREDIT, AND OTHER DETERMINING FACTORS

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## FLEX SPACE

38,371 Rentable  
Square Feet



*Please note that the demising walls between tenants represent an approximation.*



HOME

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## SUITE 122

19,944 RSF main level / 1,514 RSF mezzanine / 21,458 RSF Total

