

U CITY INDUSTRIAL SPACE FOR LEASE

SCAN HERE!



Jack Junker

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

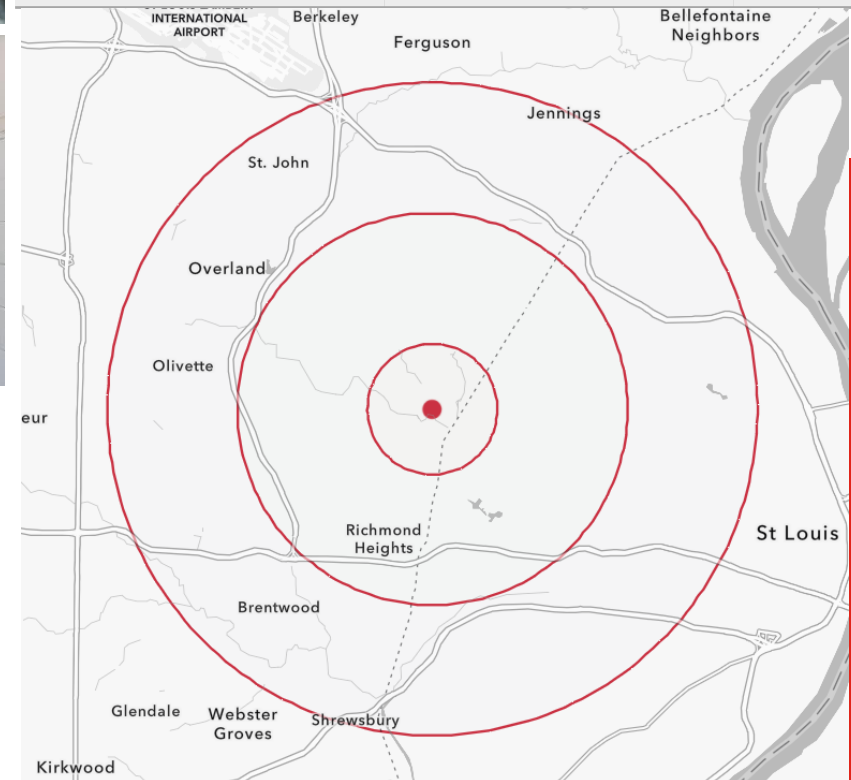
**6609 OLIVE BOULEVARD
ST. LOUIS, MO 63130
9,158 S.F. | \$7.00/S.F. N.N.N.**

PROPERTY INFORMATION



- NEWLY RENOVATED OFFICE AND BATHROOMS
- APPROX 1,200 SF OFFICE (13%) AND 7,958 S.F. WAREHOUSE (87%)
- 2 FRONT ENTRANCE DOCK DOORS- 12'X10' AND 12'X12'
- RACKING MAY BE INCLUDED IN THE SPACE
- CENTRALLY LOCATED IN THE HEART OF UNIVERSITY CITY, APPROX. 3 MILES FOR I-70 AND 2 MILES FROM I-64

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		19,072	124,222	304,658
HOUSEHOLDS		8,183	58,258	143,143
AVERAGE HH INCOME		\$119,848	\$127,563	\$109,914



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