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LONG ROAD OFFICE SPACE

140 Long Road | Chesterfield, MO 63005



[HOME](#)

[HIGHLIGHTS](#)

[AVAILABILITY](#)

[MAP](#)

[PHOTOS](#)

PROPERTY HIGHLIGHTS

Long Road is a well-located industrial warehouse 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 access, such as through I-64. 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, adjacent parking, the ability to add exterior windows, as well as additional drive-in and entry doors to the exterior of the building.



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

- Frontage along Long Road
- Possible pylon signage or building signage
- Mixed-use building
- Covered delivery area
- Wet Sprinkler System
- Building standard build-out to be provided by Owner at no cost to Tenant including paint, carpet, drywall, and electric
- Elevator for 2nd Floor

SPACE AVAILABLE

SUITE	RENTABLE SQUARE FEET	RATES STARTING AT
2 nd Floor Office Space	4,128	\$15.00/RSF Full Service Gross

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

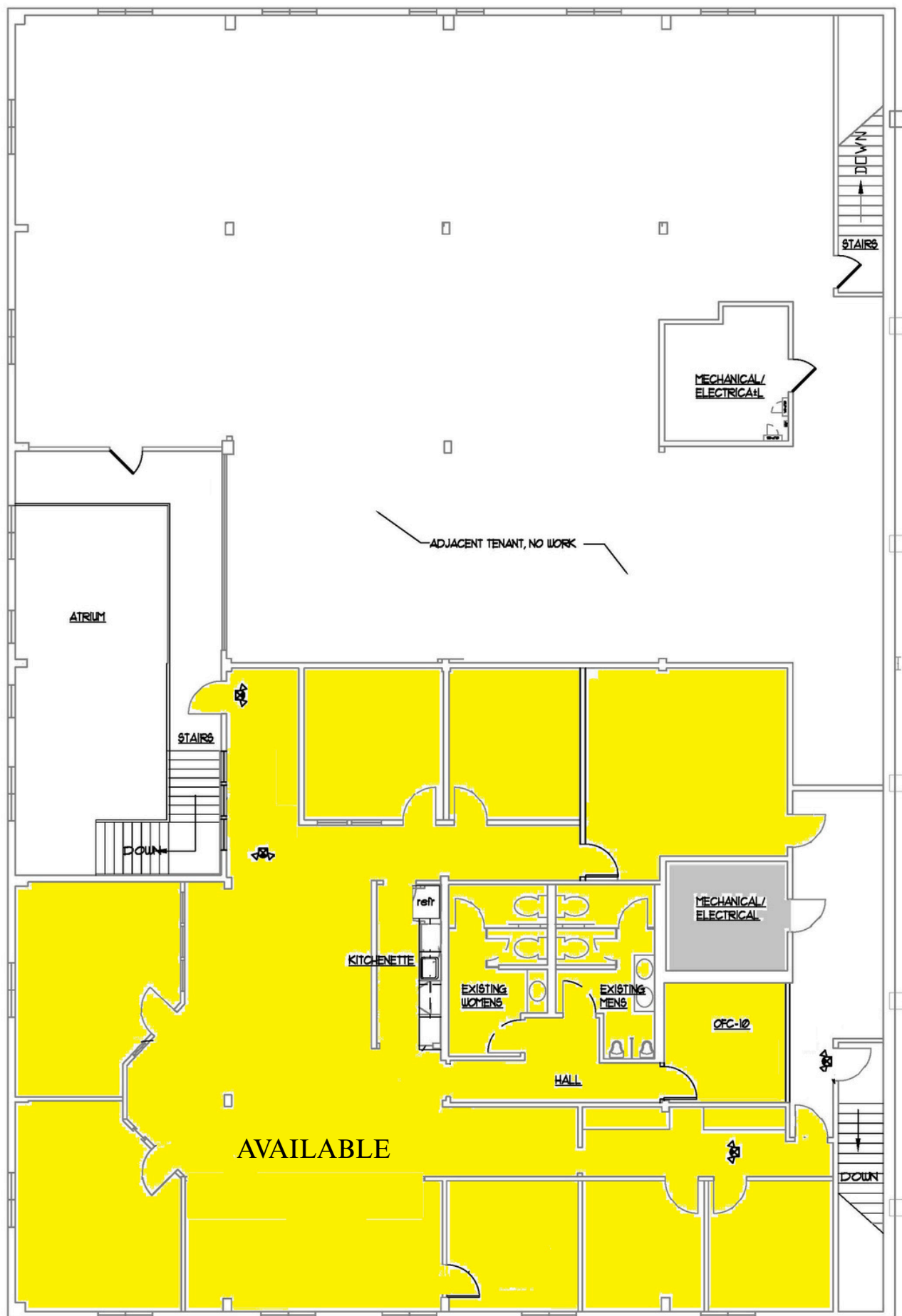
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[HOME](#)
[HIGHLIGHTS](#)
[AVAILABILITY](#)
[MAP](#)
[PHOTOS](#)

2ND FLOOR

OFFICES

4,128 Rentable
Square Feet





HOME

HIGHLIGHTS

AVAILABILITY

MAP

PHOTOS

SECOND FLOOR OFFICE SPACE

4,128 Total RSF

