

FOR LEASE

RETAIL RE-DEVELOPMENT

13753 MANCHESTER RD.



55%
Leased



13753 MANCHESTER RD.

BALLWIN, MO 63011

- One 2,118 SF space remaining
- This will be part of the 110,000 SF E-Z Storage self-serve indoor storage facility
- Located just west of Mason Road on Manchester
- 22 car parking

**LEASE RATE: ~~\$32.00 PSF NNN~~
\$26.00 PSF NNN**

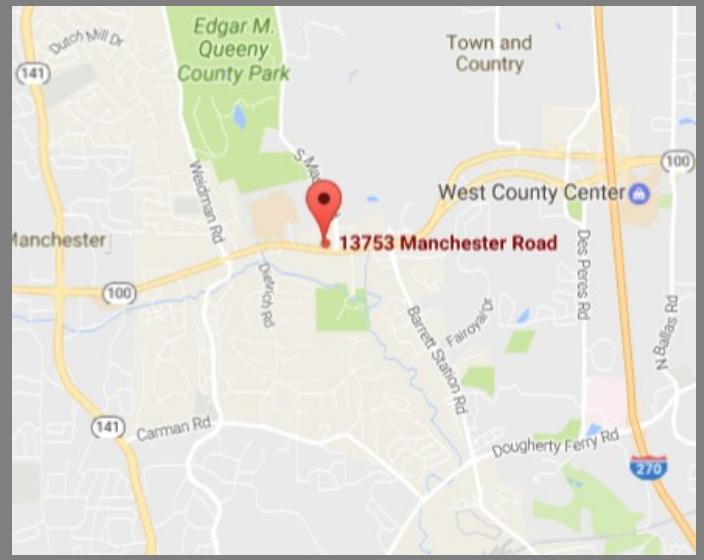
FOR MORE INFORMATION

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East Elevation



West Elevation



BUILDING AREAS:

LOWER LEVEL:
STORAGE/ CIRC: 28,128 S.F.

MAIN LEVEL:
OFFICE/APT: 1800 S.F.
STORAGE/ CIRC: 21,625 S.F.
RETAIL: 4,703 S.F.
TOTAL: 28,128 S.F.

2ND LEVEL:
STORAGE/ CIRC: 28,549 S.F.

3RD LEVEL:
STORAGE/ CIRC: 28,549 S.F.

TOTAL STORAGE: 106,851 S.F.

BUILDING TOTAL 113,354 S.F.



MAIN LEVEL PLAN

SCALE:

1"=40'-0"

EZ STORAGE
04-18-2018

13753 MANCHESTER RD.
ST. LOUIS COUNTY, MO