

28,000 SF CORPORATE HEADQUARTERS / OWNER USER

# 12878 – 12882 MANCHESTER ROAD

Saint Louis, Missouri 63131



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# INVESTMENT HIGHLIGHTS

## UNIQUE OWNER / USER OPPORTUNITY

Originally developed for a lighting distributor, the property was intentionally designed to accommodate executive offices, customer-facing showroom and retail operations, warehouse and inventory storage, shipping and receiving, and administrative functions under one roof. That same concept remains highly relevant today for a broad range of businesses seeking operational efficiency, stronger branding, and long-term occupancy control.

## BUILDING DESCRIPTION

### ► Executive Office

The approximately 7,000-square-foot second floor provides a professional headquarters environment suitable for executive offices, conference rooms, accounting, administration, sales management, training, and support staff.

### ► Retail / Showroom

The approximately 13,000-square-foot street-level space provides an exceptional customer experience with excellent visibility and direct public access. Whether utilized as a retail showroom, design center, customer consultation space, or product display area, the configuration offers tremendous flexibility.

### ► Warehouse and Inventory

The approximately 8,000-square-foot climate controlled lower level accommodates inventory, shipping and receiving, product storage, light assembly, service operations, or fulfillment. For many businesses, eliminating the need for a separate warehouse lease represents a significant operational and financial advantage. Building designed to accommodate 18-wheeler delivery to dock-high loading.

## OPERATIONAL EFFICIENCY

Perhaps the property's greatest strength is its ability to consolidate business operations. Many companies operate from separate office, retail, and warehouse facilities, resulting in duplicated expenses, unnecessary transportation costs, operational inefficiencies, and communication challenges.

12878 Manchester Road provides an opportunity to centralize executive management, customer interaction, inventory, distribution, administration, and support services within a single location. Beyond reducing occupancy costs, consolidation improves operational efficiency, employee collaboration, inventory management, and overall customer service.

For the right owner-user, these efficiencies create value well beyond the real estate itself.

## LOCATION

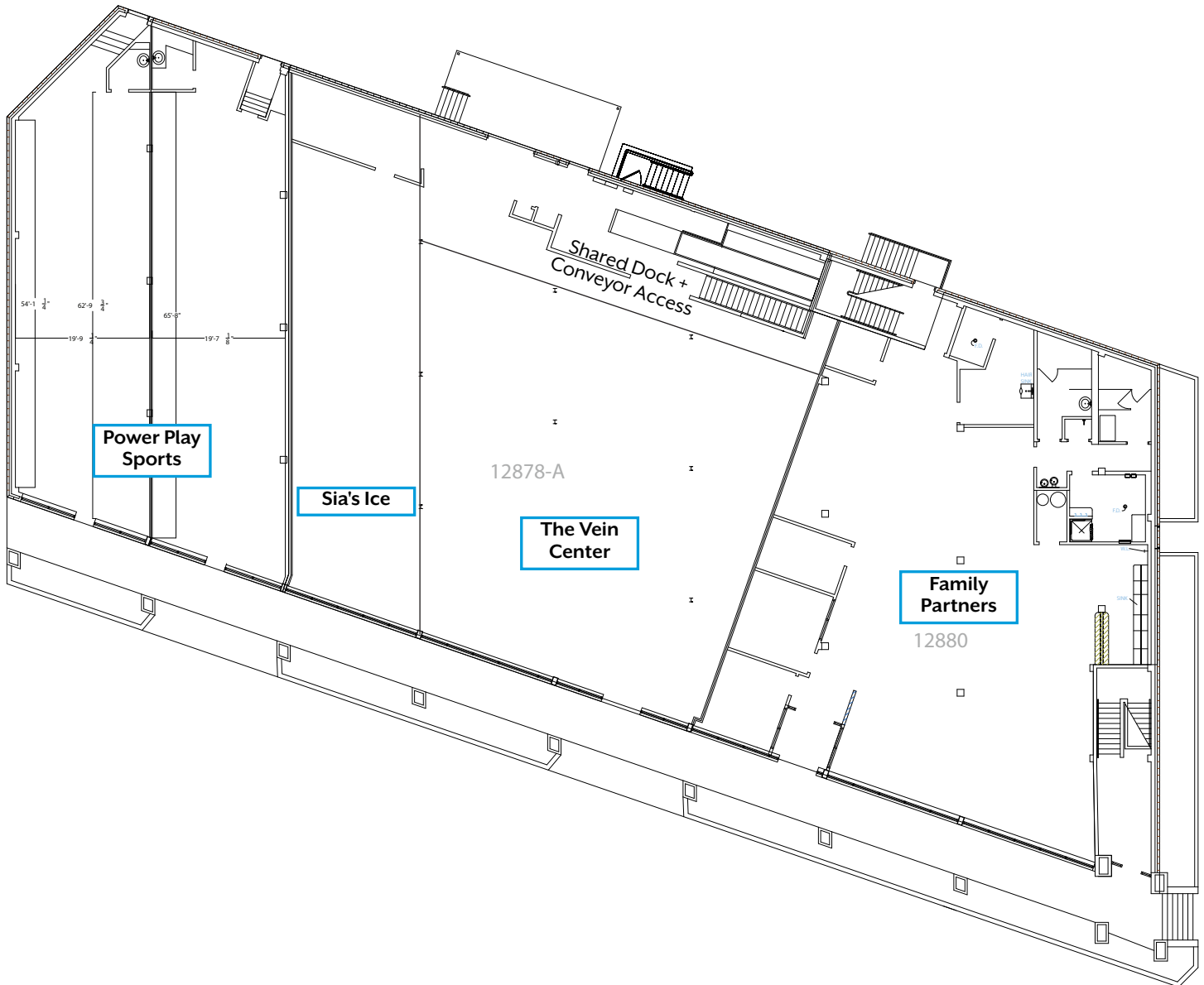
Prominent location in Des Peres, Missouri on 2.14 acres with frontage on Manchester Road providing visibility to 23,447 vehicles per day.

## SALE PRICE: Contact Broker

*Information herein has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.*

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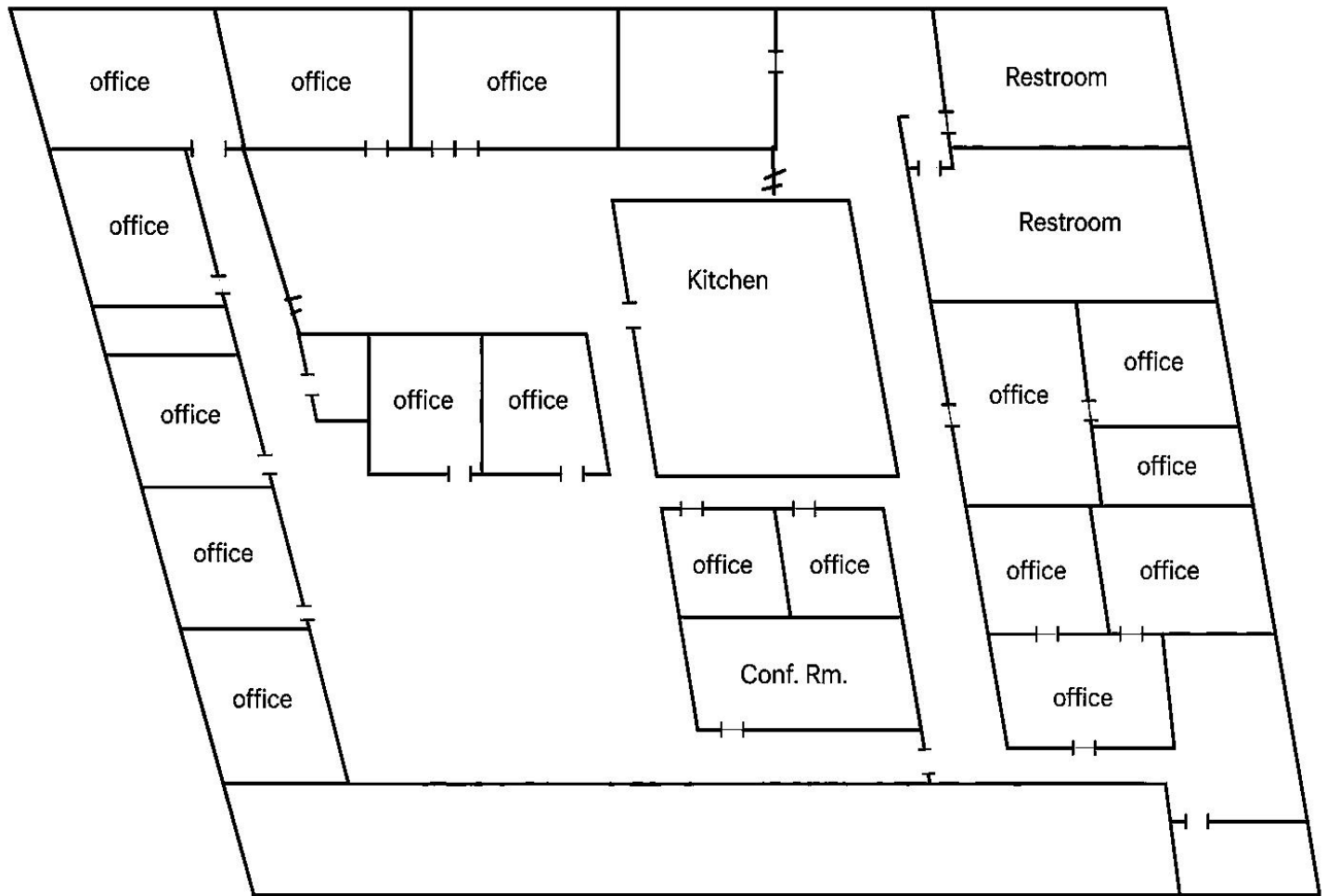
# 1<sup>ST</sup> FLOOR



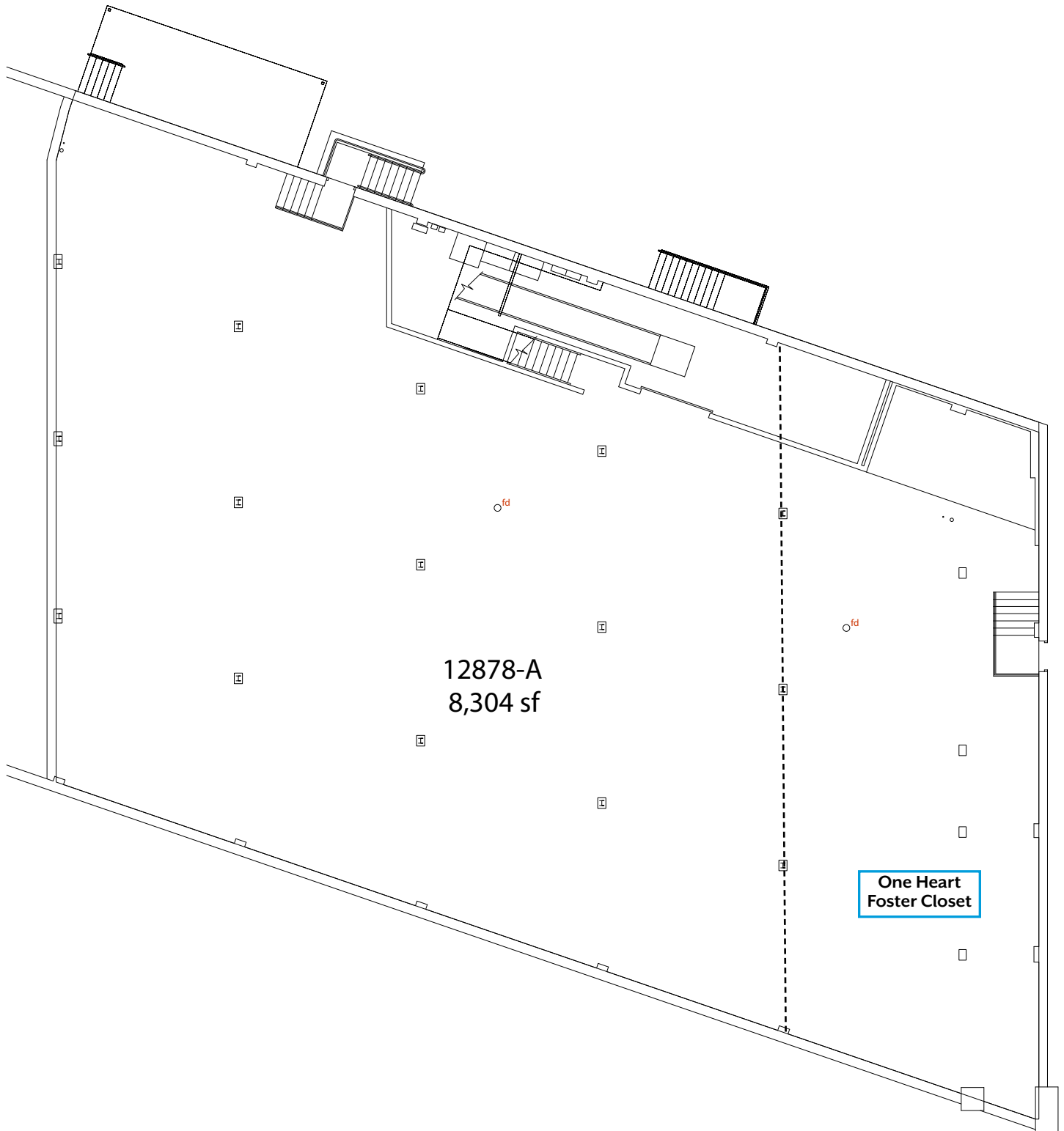
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## 2<sup>ND</sup> FLOOR

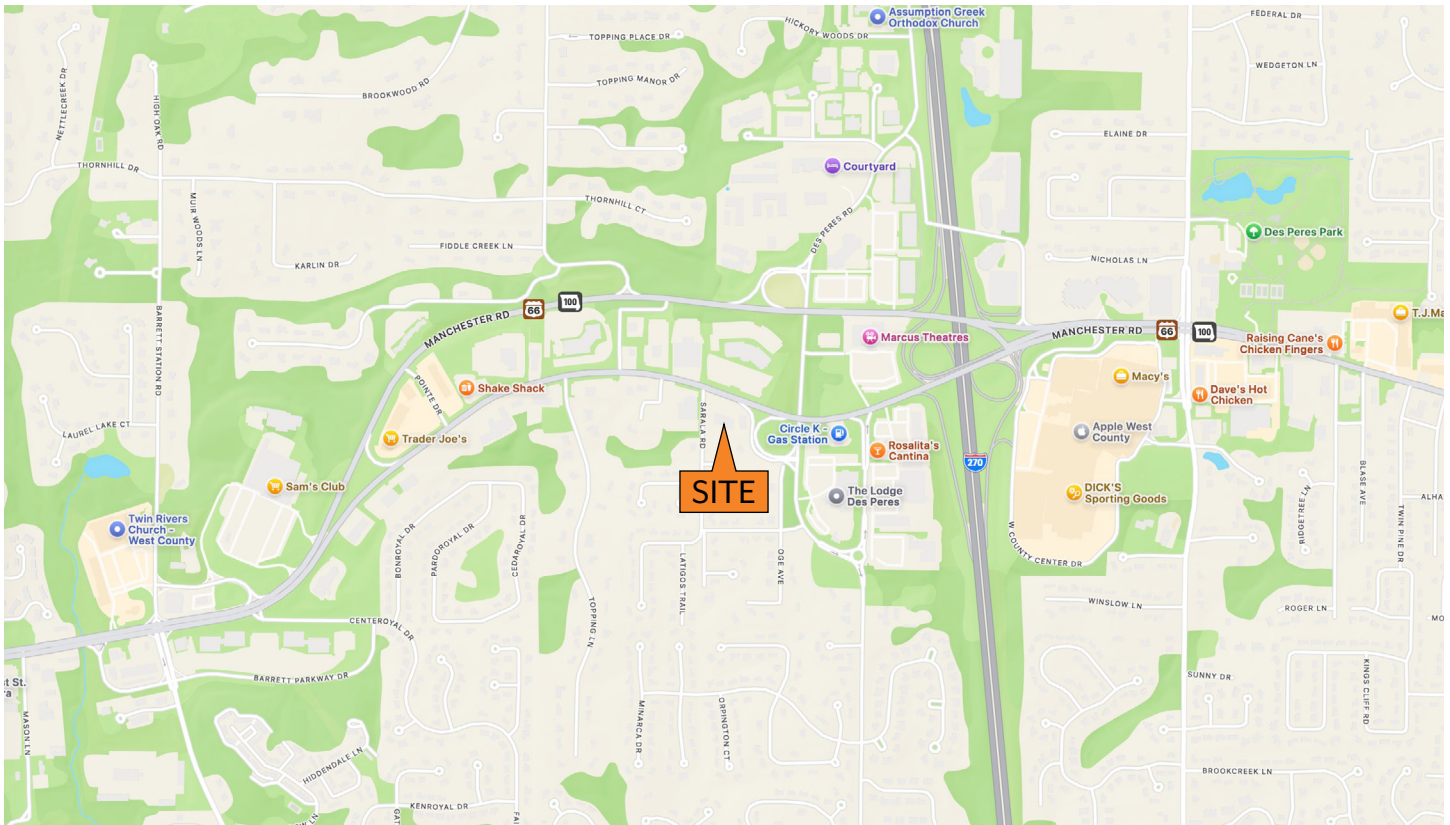


## LOWER LEVEL



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