

Industrial Complex For Sale

**5725 Manchester Ave
St. Louis, MO 63110**



5 Building, Multi Tenant Industrial Complex

- Total Of 40,000 SF
- 2.7 Acre Lot
- 10,680 +/- SF Available For Lease
- Zoned K In An Enterprise Zone
- Site Has 3 Phase
- Convenient Access To Highways 40/64 & 44

Offered @ \$3,200,000



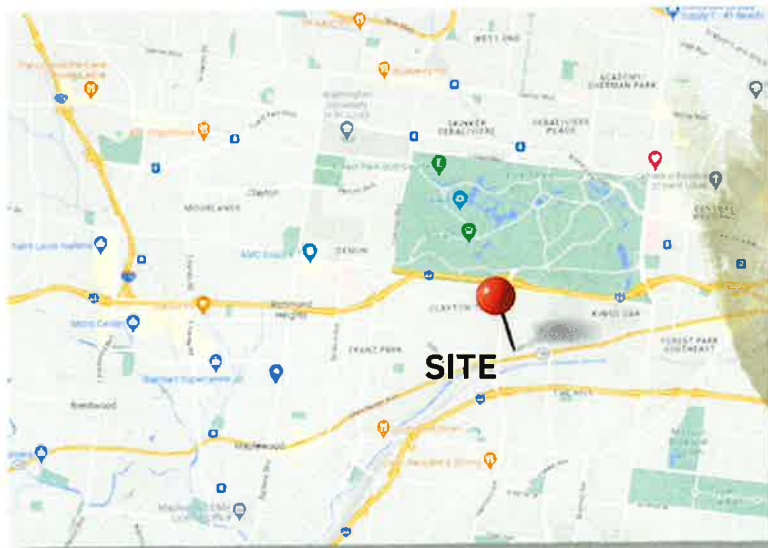
For More Information, Contact:

Gary Andrews

Office: 314-336-1993

Cell: 314-398-3993

Andrews@realtyexchangeweb.com



Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

Flex Space For Lease

5725 Manchester Ave
St. Louis, MO 63110



Available Q2

10,680+/- SF Office / Warehouse

- Office Of 4,000 SF
 - Conference Room
 - 5 Private Offices
 - Breakroom
 - Workshop Area
- Warehouse Of 6,000 SF
 - 14'-18' Ceilings
 - One Dock & One Drive In
 - Small Office & Restroom
- 3,500 SF Of Fenced Lot
- Zoned K

Centrally Located

- Office / Warehouse Space
- Access Off Of Manchester Rd
- Convenient TO Highways 40/64 & 44

10,680 SQFT @ \$12 NNN

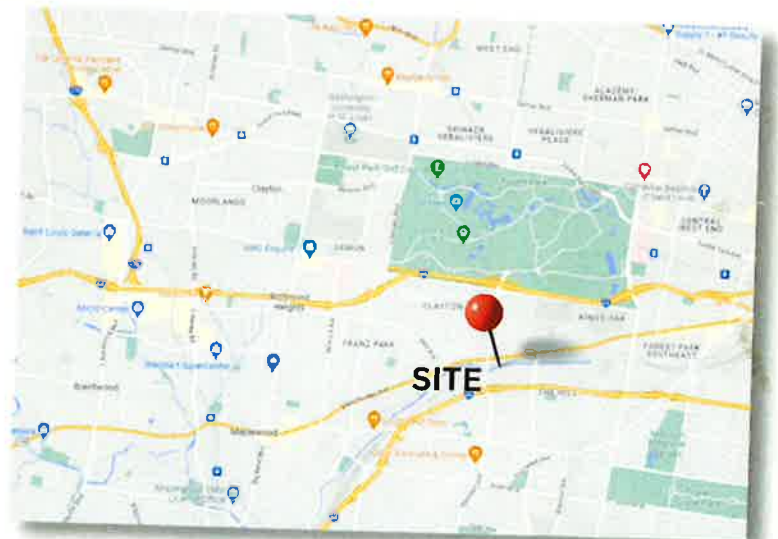
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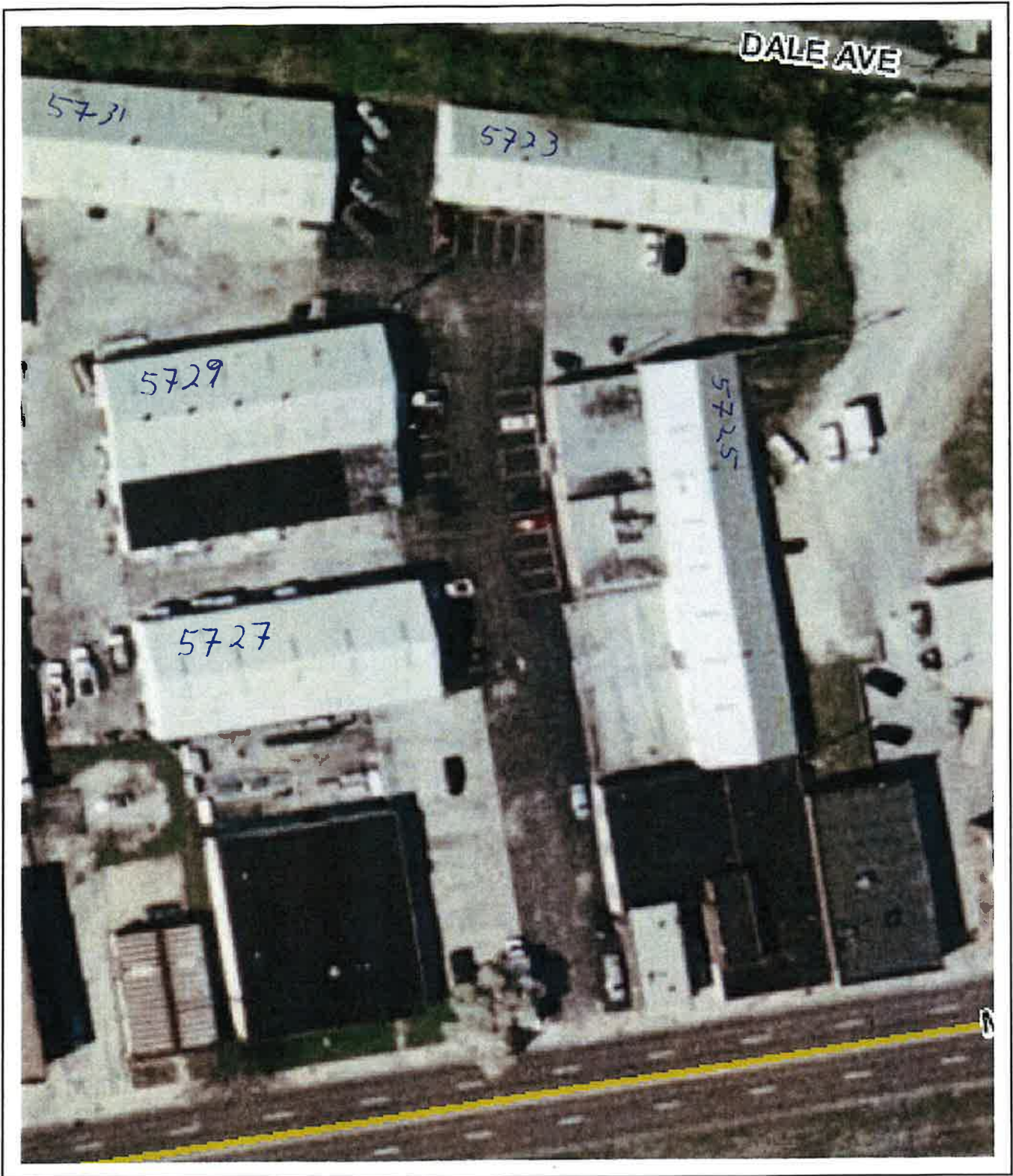
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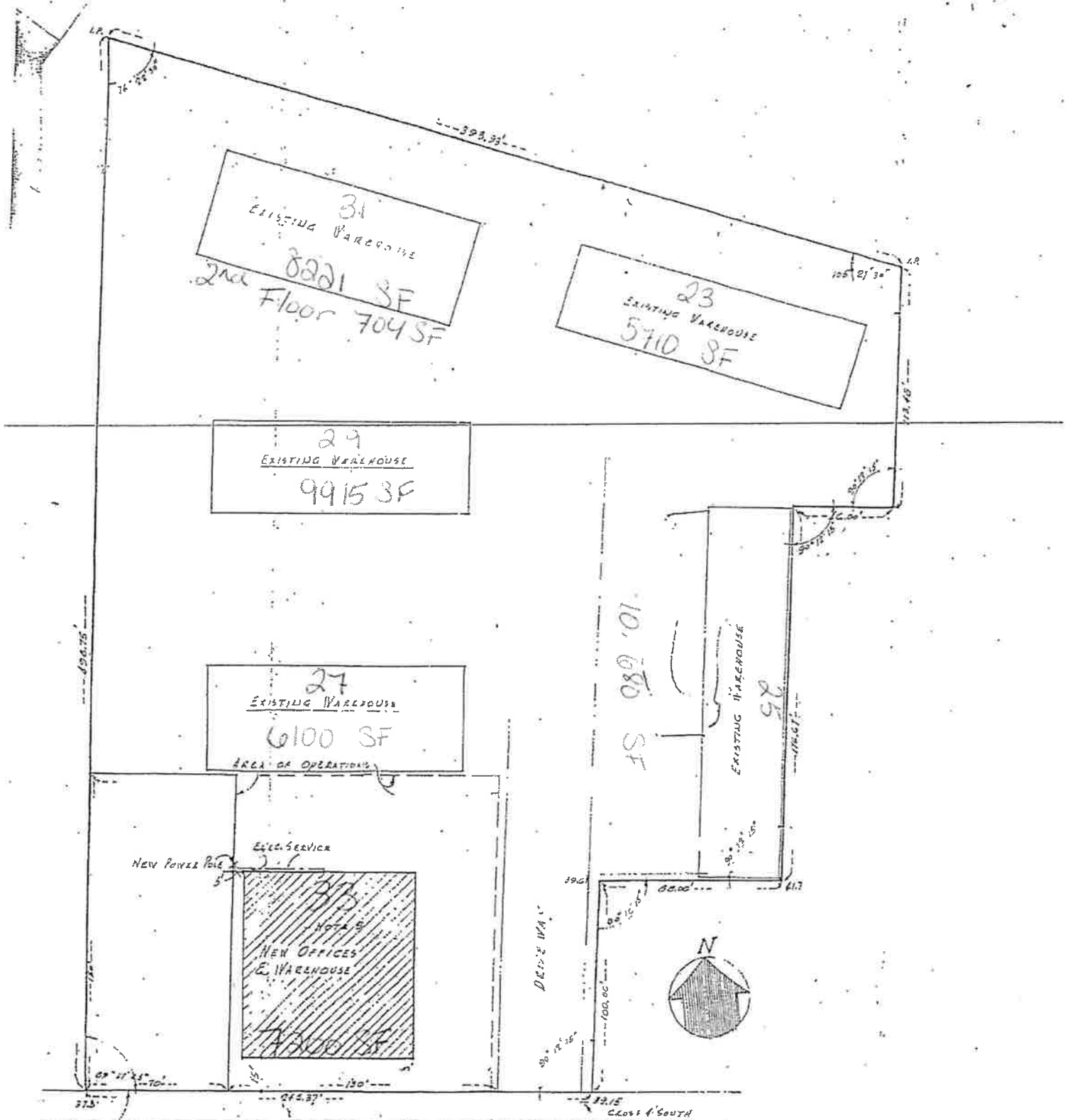
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St. Louis County Property Viewer



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MANCHESTER RD.

NOTE: 1ST FLOOR 2'-9" ABOVE GROUND AT THIS POINT

PLOT PLAN 1" = 40'

EXHIBIT PLAN FROM PLANNING SURVEY NO. 5150



Total Area - 6,276 sq ft
 Total Area with Yard - 9,908 sq ft

Office - 667 sq ft
 Bathroom - 66 sq ft
 Fenced Yard - 3,573 sq ft

1" = 7'

Scale: 1" = 7'

1

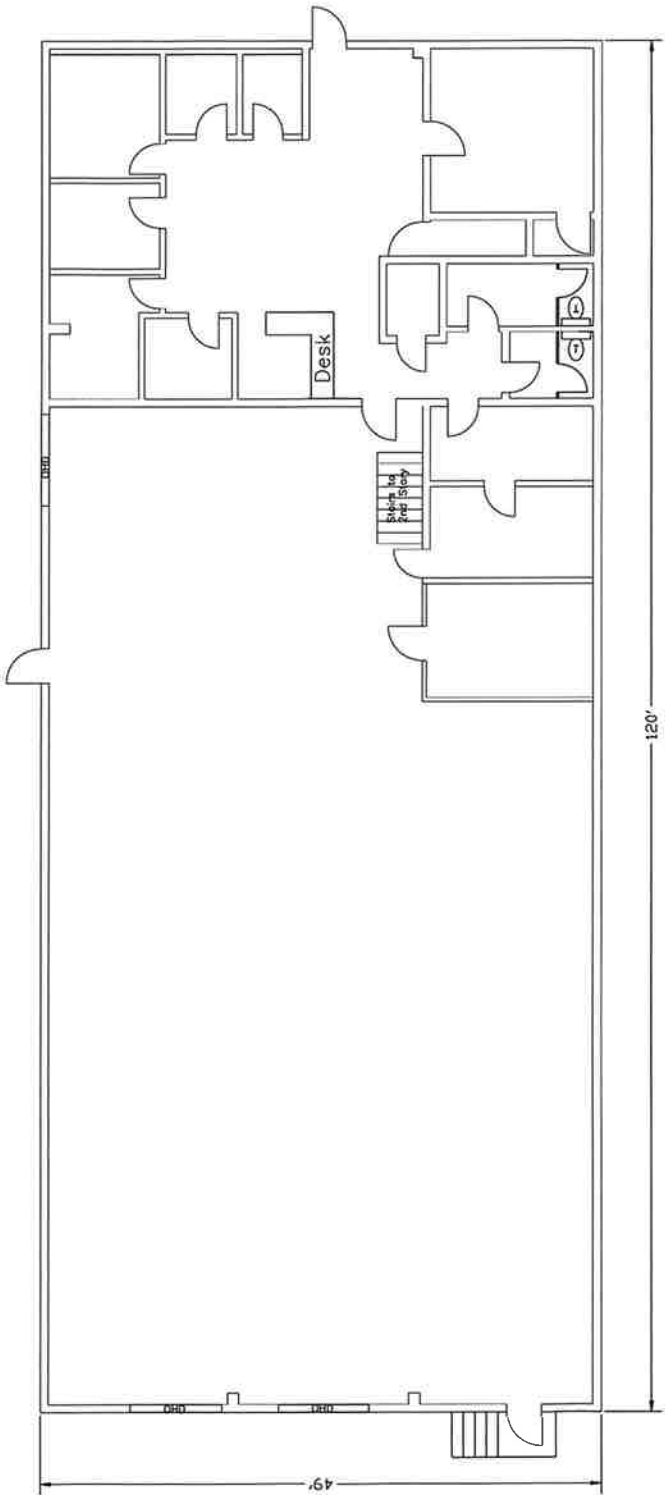
5725 East Warehouse
 5725 North
 St. Charles, MO 63110

Prepared for Dan Tipton by
 Brian Roy

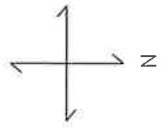
Legend:

- Door
- Window
- Overhead Door
- Toilet
- Sink

General Notes	
No.	Revision/Issue
	Date
Date: 9/10/2012	
3127 Main Street	
9/10/2012	



General Notes



Window

Door

Toilet

Sink

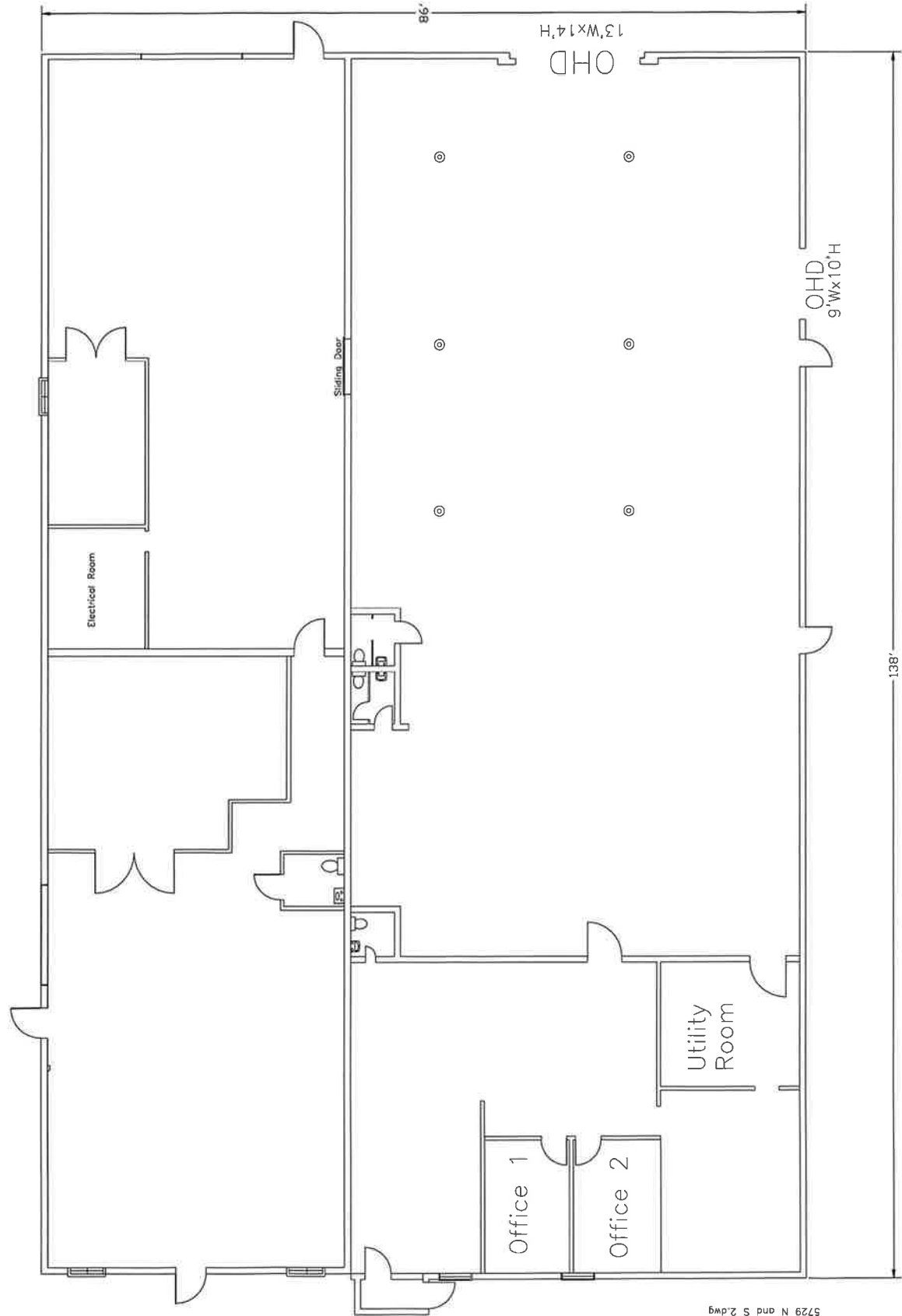
Floor Drain

OHD - Overhead Door

Prepared for Dan Tiplan
by Brian Roy

5729 Manchester
North and
South Buildings

Date: 8/28/11	Page
Total Area 11,588 sq. ft.	1 of 1



5729 N and S 2.dwg

1/15/2004

13,527

General Notes

Window

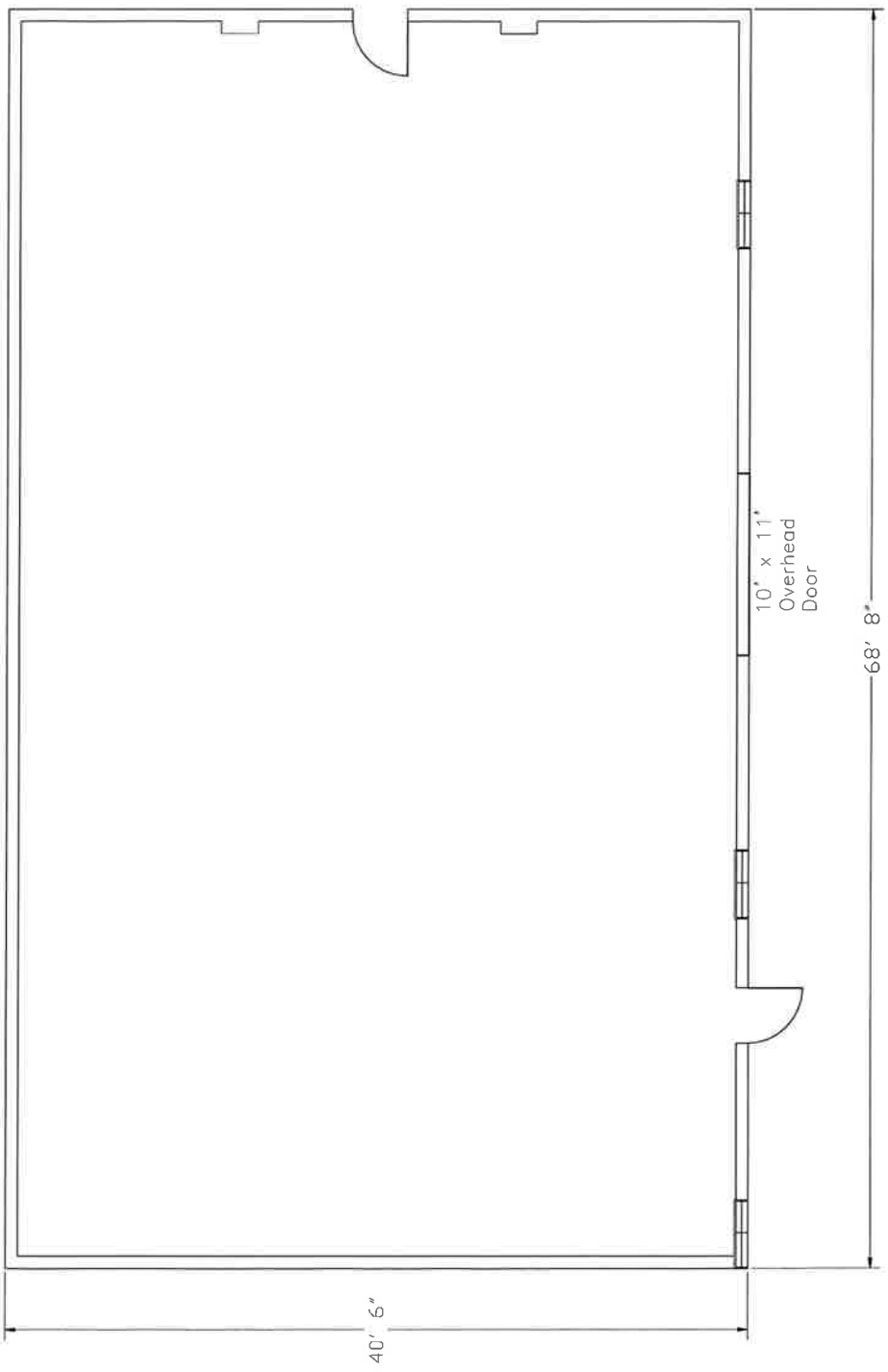
3' Exterior Door

No.	Revision/Date	Date

For Notes see pages
Prepared for: Dan Tiplon by
Brian Roy

Project: Warehouse
S/23
Spartanburg, SC 29583
Spartanburg, SC 29583

Project	Sheet
Date: 9/22/2010	1
Scale: 1" = 3'	



Total Area - 2,781 sq ft

General Notes

Office - 667 sq ft
 Bathroom - 66.6 sq ft
 Warehouse - 5,826 sq ft
 Fenced Yard - 3,632 sq ft

Door

Window

Overhead Door

Toilet

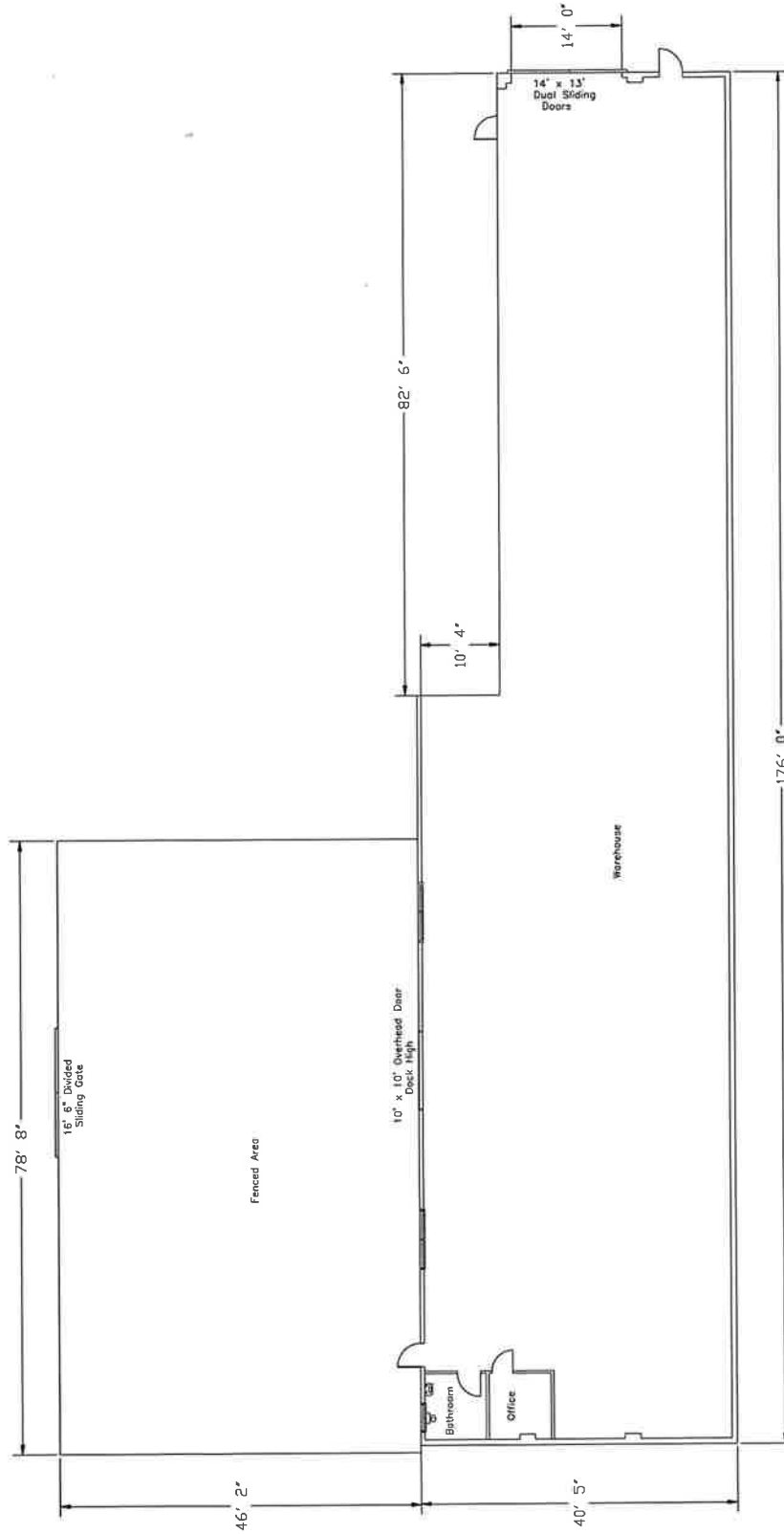
Sink

No.	Revision/Issue	Date

Prepared for: Dan Tiplen by
 Brian Roy

Project Name and Address
 5725 Manchester
 St. Louis, MO 63110

5725 E Warehouse	1
Date: 9/24/2010	
Scale: 1" = 7'	



Total Building Area - 6,276 sq ft
 Total Area with Yard - 9,908 sq ft