

RATE REDUCED

FOR LEASE Office/Warehouse

5727 Manchester Ave. • St. Louis, MO 63110

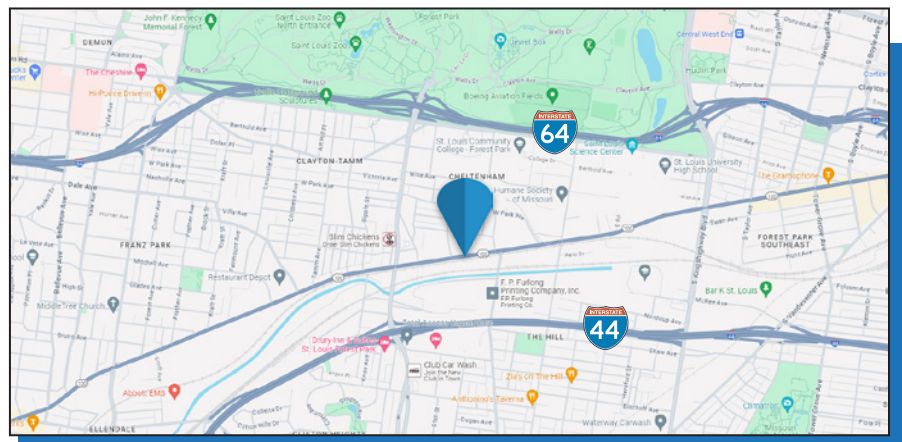


6,100 +/- SF Office/Warehouse

- Office 1,525 +/- SF
 - Warehouse 4,575 +/- SF
- Heated
Two Docks & One Drive In

Price: \$7/SF + NNN

- Zoned K
- Centrally Located
- Access Off of Manchester
- Convenient to Highway 40/64 & 44



For more information contact:

Gary Andrews

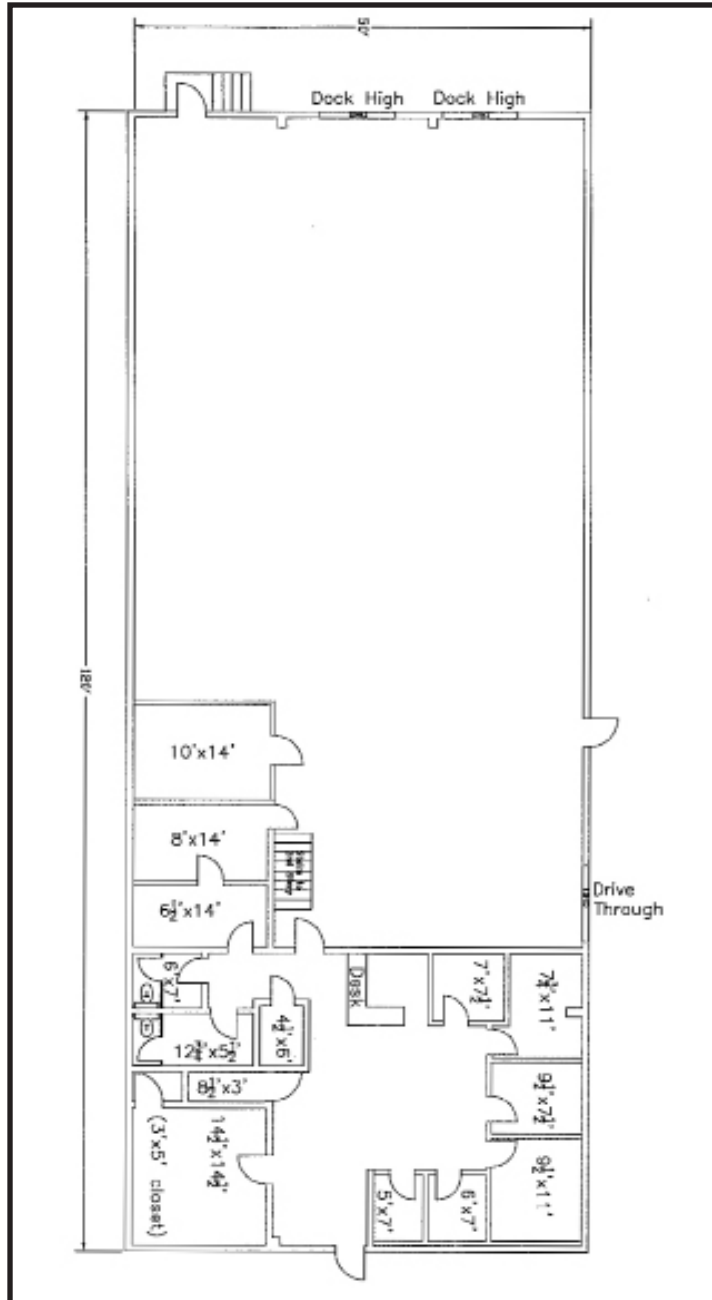
Direct: 314-336-1993 • Cell: 314-398-3993

Andrews@realtyexchangeweb.com

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Floor Plan

5727 Manchester Ave. St. Louis, MO 63110



Main Floor:
 6,000^{+/-} SF

Warehouse:
 4,143^{+/-} SF

Office:
 1,857^{+/-} SF

Clear Span Ceiling Height:
 Approx. 11' at the Wall
 Approx. 20' at the Peak

OHD:
 Approx. 8' Wide

T - Restroom

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