

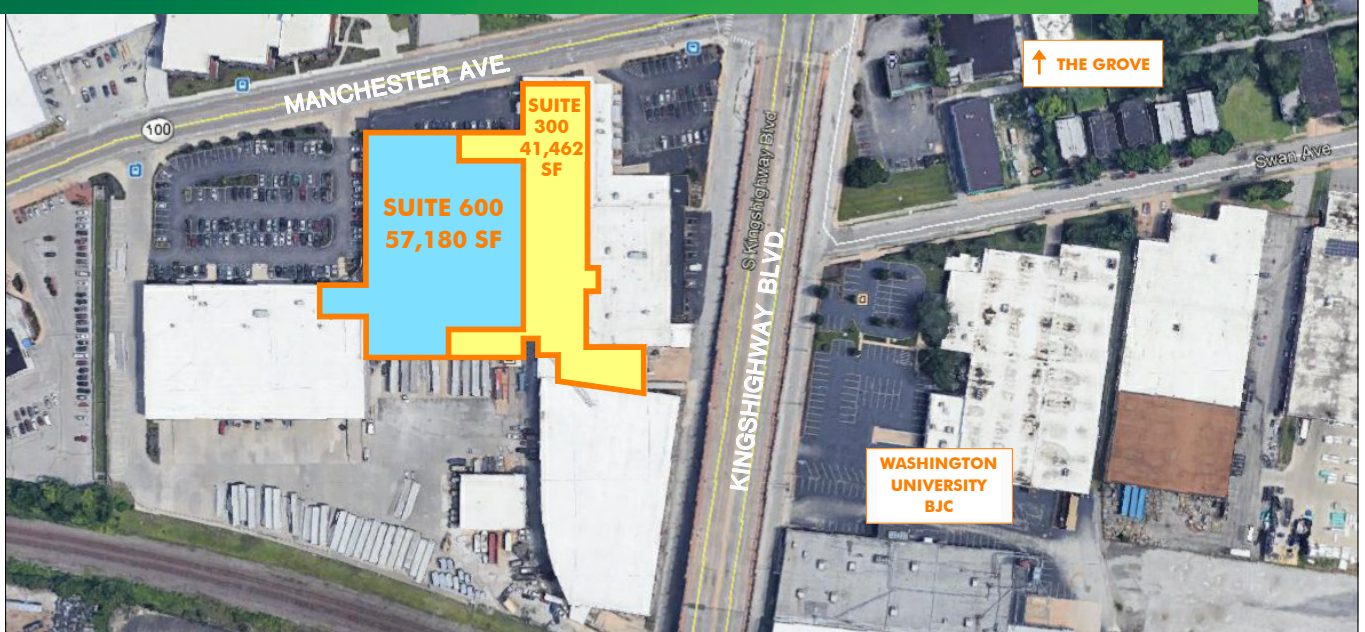
FOR LEASE

±98,642 SF OFFICE/WAREHOUSE/FLEX

4900

MANCHESTER AVE

St. Louis, MO 63110



PROPERTY INFO:

- + ±98,642 SF - divisible as follows:
 - ±57,180 SF Office/Warehouse
 - ±41,462 SF Flex Space with AC
- + 9' - 20' ceiling height
- + 17 Docks, 1 Drive-in
- + Abundant Car Parking
- + Heavy 3 Phase Power
- + New ESFR Sprinkler System
- + LED High-Bay Warehouse Lights
- + Excellent location at the corner of South Kingshighway and Manchester, with convenient access to Highway 64 and Highway 44.

LEASE RATE: \$3.75/SF, NNN



CONTACT US

BRIAN BUSH

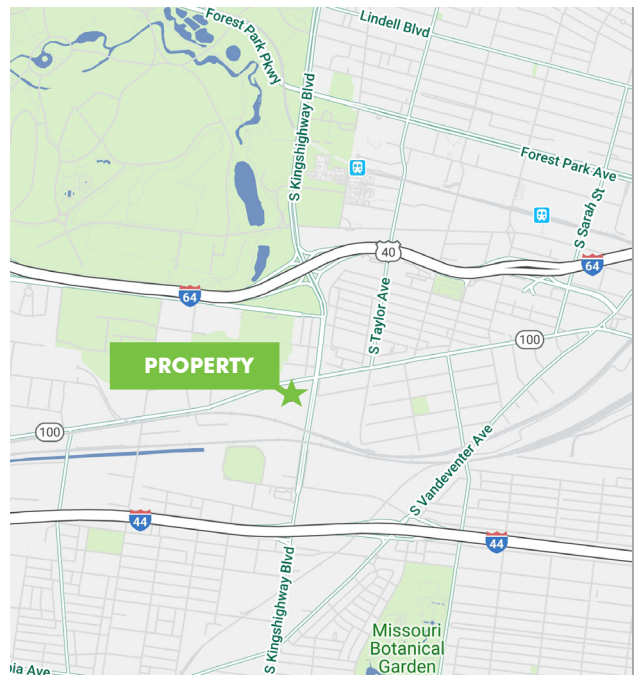
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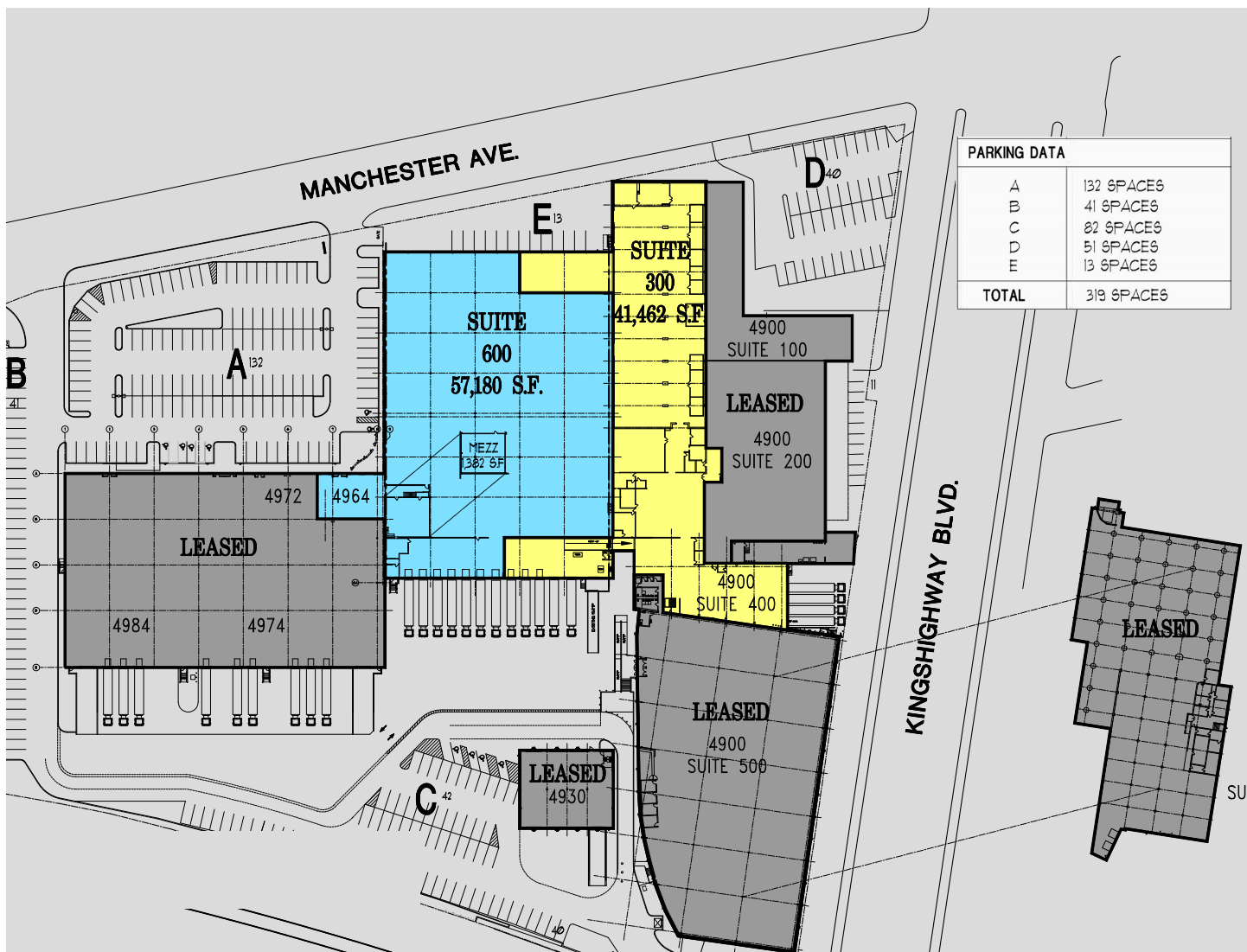
CBRE

FOR LEASE
±98,642 SF OFFICE/WAREHOUSE/FLEX

**4900
 MANCHESTER AVE**
 St. Louis, MO 63110



SITE PLAN



PARKING DATA	
A	132 SPACES
B	41 SPACES
C	82 SPACES
D	51 SPACES
E	13 SPACES
TOTAL	319 SPACES

COLOR	SQUARE FOOTAGE	OFFICE SF	CLEAR HEIGHT	DOCKS	DID
Suite 600	±57,180 SF	3,875 SF	20'6"	7	0
Suite 300	±41,462 SF	Existing	9'	10	1
Total	±98,642 SF	3,875 SF+	9'-20'	17	1

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