

FOR LEASE

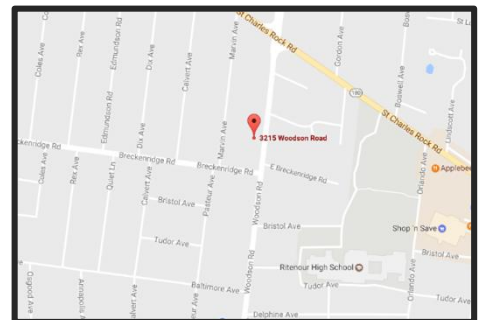
Flex Space



\$5.50/S.F. Gross | +/- 5,000 SQUARE FEET

**3217 Woodson Road
Breckenridge Hills, MO 63114**

- 10' Hood System Installed
- Drive-In Door & Loading Dock
- Convenient Access to both I-170 & I-70



For more information on this property, please contact:

James Van Iseghem III | (314) 647-6611 | Jimmy@ManorRealEstate.com

3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

FOR LEASE

Flex Space



\$5.50/S.F. Gross | +/- 5,000 SQUARE FEET

- 100% Air-Conditioned Office & Warehouse
- Warehouse Space features Drive-In & Dock-High Loading
- Approx. 1,000 S.F. Office/4,000 S.F. Warehouse
- 2 Restrooms
- Parking Available in Front of Building and Side Parking Lot
- Zoned "C2" (Shopping and Service Commercial District)
- 11,688 V.P.D. on Woodson Road
- Current Tenants Include: AAA Medical Equipment and St. Louis Adventist Thrift Store

NO AUTOMOTIVE USES - per city regs.

****Ask Broker for SALE info****



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