



ROME
WEST
REALTY

2756 LAFAYETTE ST. LOUIS MO 63104

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5231 Manchester, St. Louis, MO 63110

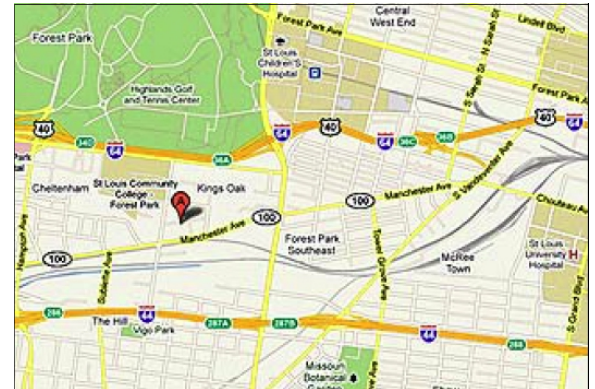
Hill Business Park II

Office Warehouse Space - former Fitness Center fronting Manchester



- * 3,520.36 SF of office warehouse
- * One-story, fully sprinklered masonry multi-tenant office/warehouse, with retail frontage
- * ADA Bathroom and optional Drive-in door or Dock build-out
- * Plenty of parking
- * Well lit, secure, landscaped business park; on site maintenance
- * Located between Macklind and S. Kingshighway; close access to I-44 & Hwy 40
- * Easy access to the Hill area
- * St. Louis City Zoning: K-Unrestricted; **Enterprise Zone**

FOR LEASE: \$8.50/Sq. Ft. NNN



Rome West Realty LLC is the listing broker of this property and therefore represents the owner.

Rome West Realty LLC does not represent the buyer or tenant when showing this property or providing information, unless otherwise agreed to in writing.

Missouri Broker Disclosure Form

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