



For LEASE
Office/Warehouse Space
509 Old State Road
Ellisville, MO



SITE CHARACTERISTICS

- EXCELLENT WEST ST. LOUIS COUNTY MI LOCATION.
- +/- 1 MILE SOUTH OF MANCHESTER ROAD ON OLD STATE.
- CLEAN & CRISP RECENTLY RENOVATED WITH AMPLE SEPARATE OFFICES.
- OFFICE/WAREHOUSE USES WITHIN THE MI LIGHT INDUSTRIAL DISTRICT.
- EASILY DEMISED INTO SEPARATE SPACES FOR DIFFERING BUSINESSES.
- 6050 TOTAL SQUARE FOOT OF SPACE UPPER & LOWER FLOOR.
- EXCELLENT VISIBILITY ON OLD STATE ROAD TO OVER 10,000 VPD.
- NEW ROOF, NEW GUTTERS, ASPHALT SEALED AND STRIPED.
- ZONED CLIMATE CONTROLLED, HIGH SPEED INTERNET AVAILABLE.

PRICED AT \$15.00/SQ. FT. MOD GROSS

MODIFIED GROSS BASED UPON 2019 EXPENSES



Information contained herein has been obtained from the owner of the property or from other reliable sources and is subject to change without notice. The Broker and Owner do not guarantee the accuracy of this information. Owners and Brokers make no representation as to the environmental or other physical conditions of the property and recommend that the Purchaser/Tenant investigate the property to their satisfaction.

Visit our Website

www.stongemanagement.com