

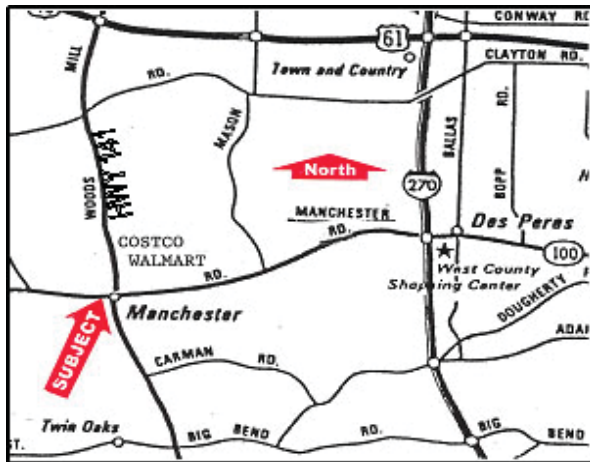
For Lease

Retail/Office Building - Signalized Intersection

Reduced Price



14336 Manchester Road, Manchester, MO 63011
Located One Block West of Hwy.141 /New Wal-mart & Costco



■ Location:

- * **Hard Corner Location at Southwest Corner of Manchester and Old Meramec Station Roads.**
- * Easy Access, Stoplight Intersection with Turn Lanes to Property
- * One Stoplight West of New Manchester Highlands Anchored by New Wal-mart & Costco

■ High Profile Amenities:

- * **8,114± Sq. Ft. Masonry Building with 3,000± to 8,114± Sq. Ft. Available**
- * Will Construct New Entrances for Multi-Tenant Use
- * Excellent Street Signage for Customer Recongnition
- * Truck High Dock

■ Site and Use:

- * **On Site Parking Lot with more than Thirty (30) Parking Spaces plus Handicap Parking**
- * Traffic Count: 50,000± on Manchester Road
54,000± on Highway 141

Lease Price:

~~\$16.75 Per Sq. Ft., NNN~~

Now Reduced:

\$13.95 Per Sq. Ft., NNN

Contact: Frank L. Yocum

Office

Industrial

Retail

Institutional

Investment

Management



Hilliker Corporation

Commercial Real Estate Services
2001 S. Hanley Rd., Suite 300
St. Louis, MO 63144
www.hillikercorp.com

314 781 0001



Individual Membership in the Society
of Industrial and Office Realtors