

# FOR LEASE

RETAIL RE-DEVELOPMENT  
13753 MANCHESTER RD.



## 13753 MANCHESTER RD.

BALLWIN, MO 63011

- 4,661 SF of retail space available. Units from 1,200 SF
- This will be part of the 110,000 SF E-Z Storage self-serve indoor storage facility
- Located just west of Mason Road on Manchester
- 22 car parking
- Delivery late 2018 to early 2019

**LEASE RATE: \$28.00 PSF NNN**

### FOR MORE INFORMATION

**Steve Bahn**

Steve@bahnrealty.com  
314.503.7601

**Nick Bahn**

Nick@bahnrealty.com  
314.322.2020



5024 Griffin Road | St. Louis, MO 63128 | P: 314.849.5858 | F: 314.849.6047 [www.BahnRealty.com](http://www.BahnRealty.com)

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.



## East Elevation



## West Elevation



BUILDING AREAS:

LOWER LEVEL:

STORAGE/ CIRC: 28,128 S.F.

MAIN LEVEL:

OFFICE/APT: 1800 S.F.

STORAGE/ CIRC: 21,625 S.F.

RETAIL: 4,703 S.F.

TOTAL: 28,128 S.F.

2ND LEVEL:

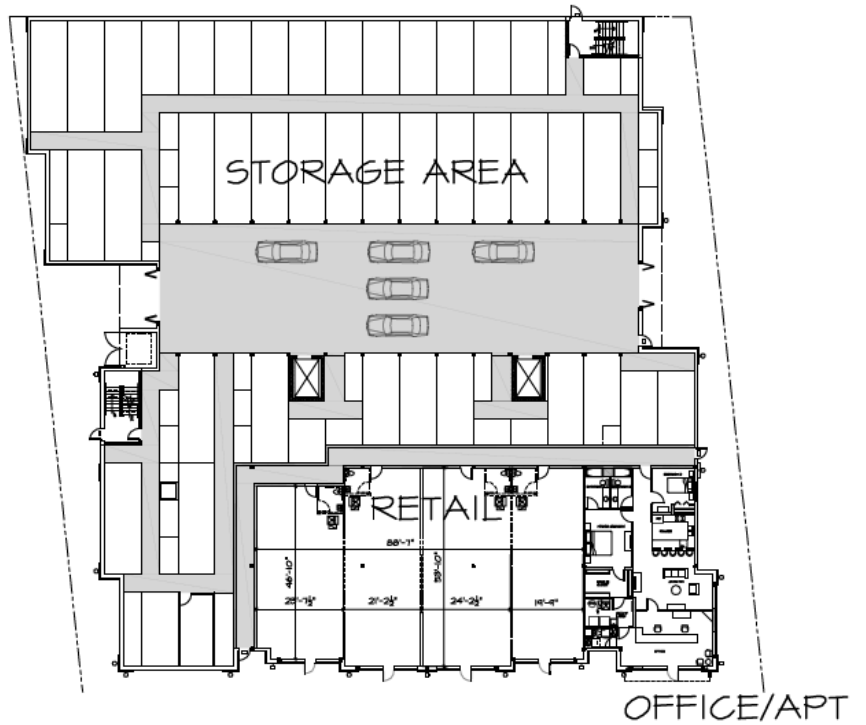
STORAGE/ CIRC: 28,549 S.F.

3RD LEVEL:

STORAGE/ CIRC: 28,549 S.F.

TOTAL STORAGE: 106,851 S.F.

BUILDING TOTAL 113,354 S.F.



## MAIN LEVEL PLAN

SCALE:

1"=40'-0"

EZ STORAGE  
04-18-2018

13753 MANCHESTER RD.  
ST. LOUIS COUNTY, MO