

**FOR LEASE**  
RETAIL RE-DEVELOPMENT  
13753 MANCHESTER RD.



**55%  
Leased**



## 13753 MANCHESTER RD.

BALLWIN, MO 63011

- One 2,118 SF space remaining
- 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

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

### FOR MORE INFORMATION

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## 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