

FOR LEASE

INDUSTRIAL
OFFICE/WAREHOUSE

**8229-8273 BRENTWOOD INDUSTRIAL DRIVE,
ST. LOUIS, MO**



OFFICE/WAREHOUSE OPPORTUNITY IN HIGHLY SOUGHT-AFTER
BRENTWOOD LOCATION.

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HIGHLIGHTS

PROPERTY INFORMATION

SUITE 8273

Available space:	±6,000 SF
Office size:	±1,757 SF
Clear height:	±16'
Loading:	2 docks (ramp available)
Column spacing:	No columns
Lighting:	LED

SUITE 8249

Available space:	±9,000
Office size:	±1,497 SF
Clear height:	±16'
Loading:	2 docks (ramp available)
Column spacing:	29'w x 29'd
Lighting:	LED

SUITE 8237

Available space:	±9,000
Office size:	±2,084 SF
Clear height:	±16'
Loading:	3 docks (ramp available)
Column spacing:	29'w x 29'd
Lighting:	LED

SUITE 8233

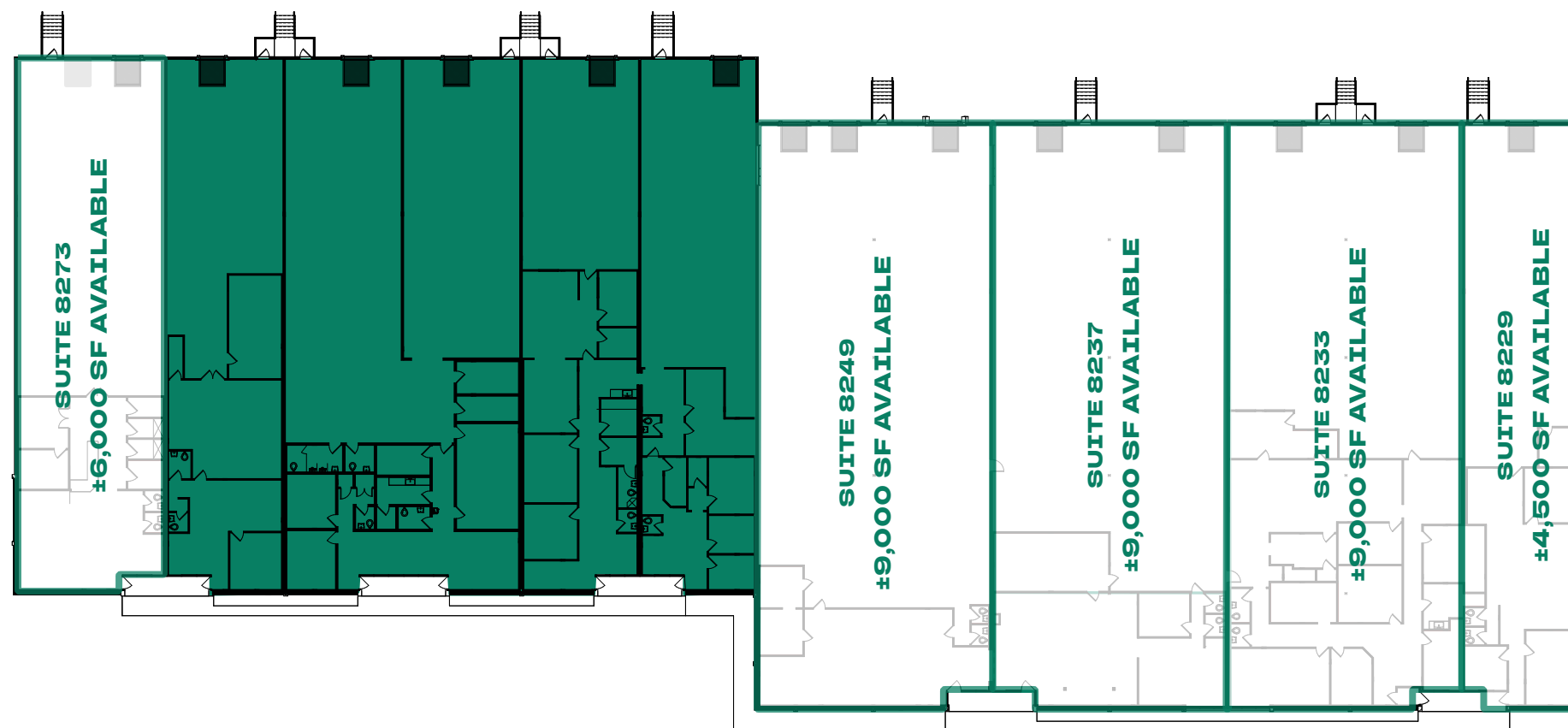
Available space:	±9,000
Office size:	±4,041 SF
Clear height:	±16'
Loading:	2 docks (ramp available)
Column spacing:	29'w x 29'd
Lighting:	LED

SUITE 8229

Available space:	±4,500
Office size:	±1,648 SF
Clear height:	±16'
Loading:	1 dock (ramp available)
Column spacing:	No columns
Lighting:	LED

Lease rate **\$11.00/SF NNN**

FLOOR PLAN



SITE PLAN



POWER OF PROXIMITY

- Close proximity to **I-64/40** and **I-170** providing immediate access to the market
- Minutes away from **Clayton** and surrounding amenities
- Centrally located delivering strategic access throughout the **St. Louis MSA**

DIRECT ACCESS TO MAJOR TRANSPORTATION ARTERIES

Manchester Road	0.5 MILE
Hanley Road	0.5 MILE
 64	2.3 MILES
 170	2.3 MILES
Clayton	3.1 MILES



8229-8273 BRENTWOOD INDUSTRIAL DRIVE, ST. LOUIS, MO

FedEx
Ship Center

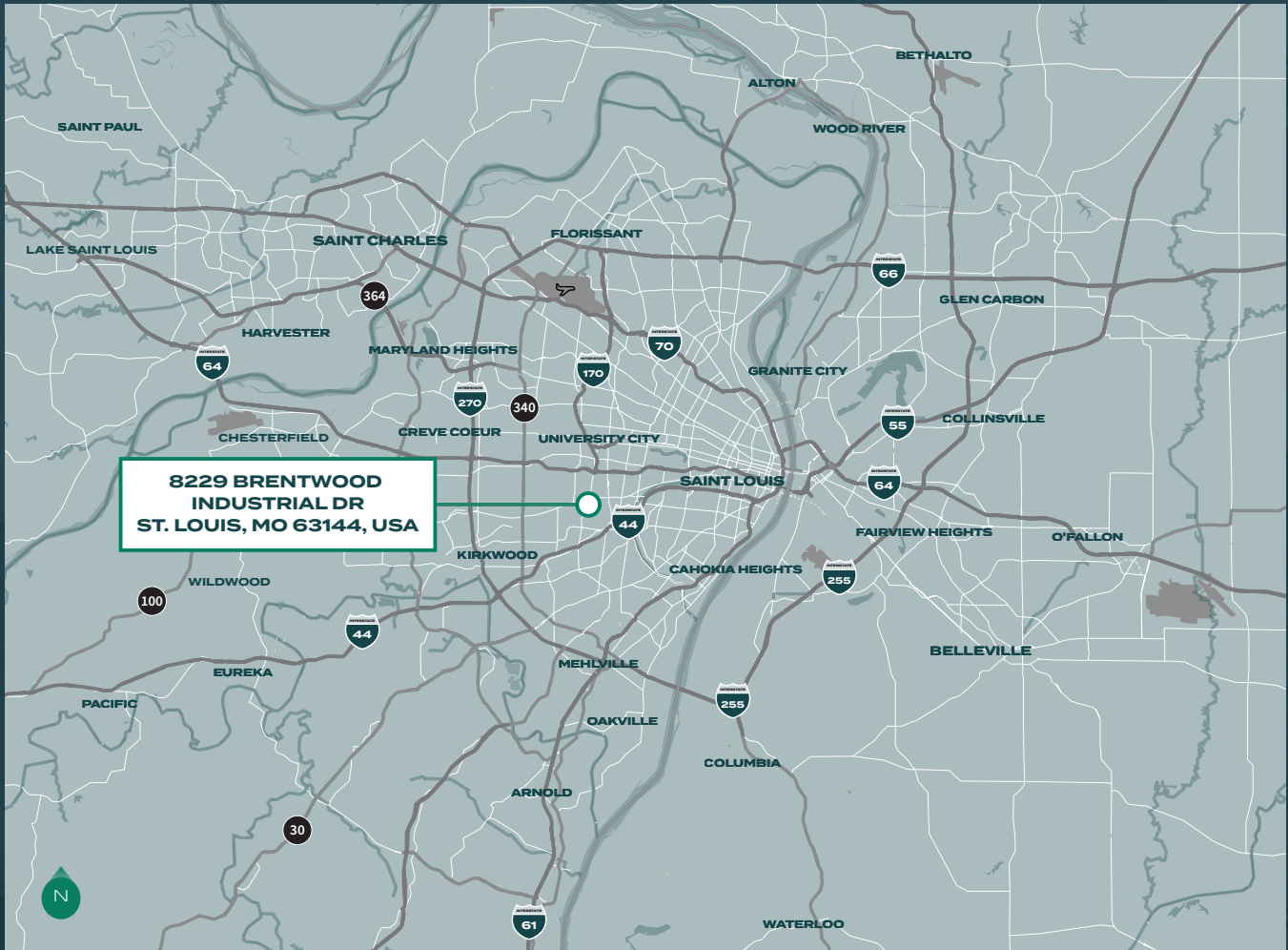
SUNNEN

PASCO



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