

FOR LEASE

INDUSTRIAL
OFFICE/WAREHOUSE

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



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

DAVE BRANDING

Senior Managing Director
+1 314 338 2084
david.branding@jll.com

ELISE SWANSON

Vice President
+1 314 338 2083
elise.swanson@jll.com



HIGHLIGHTS

PROPERTY INFORMATION

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

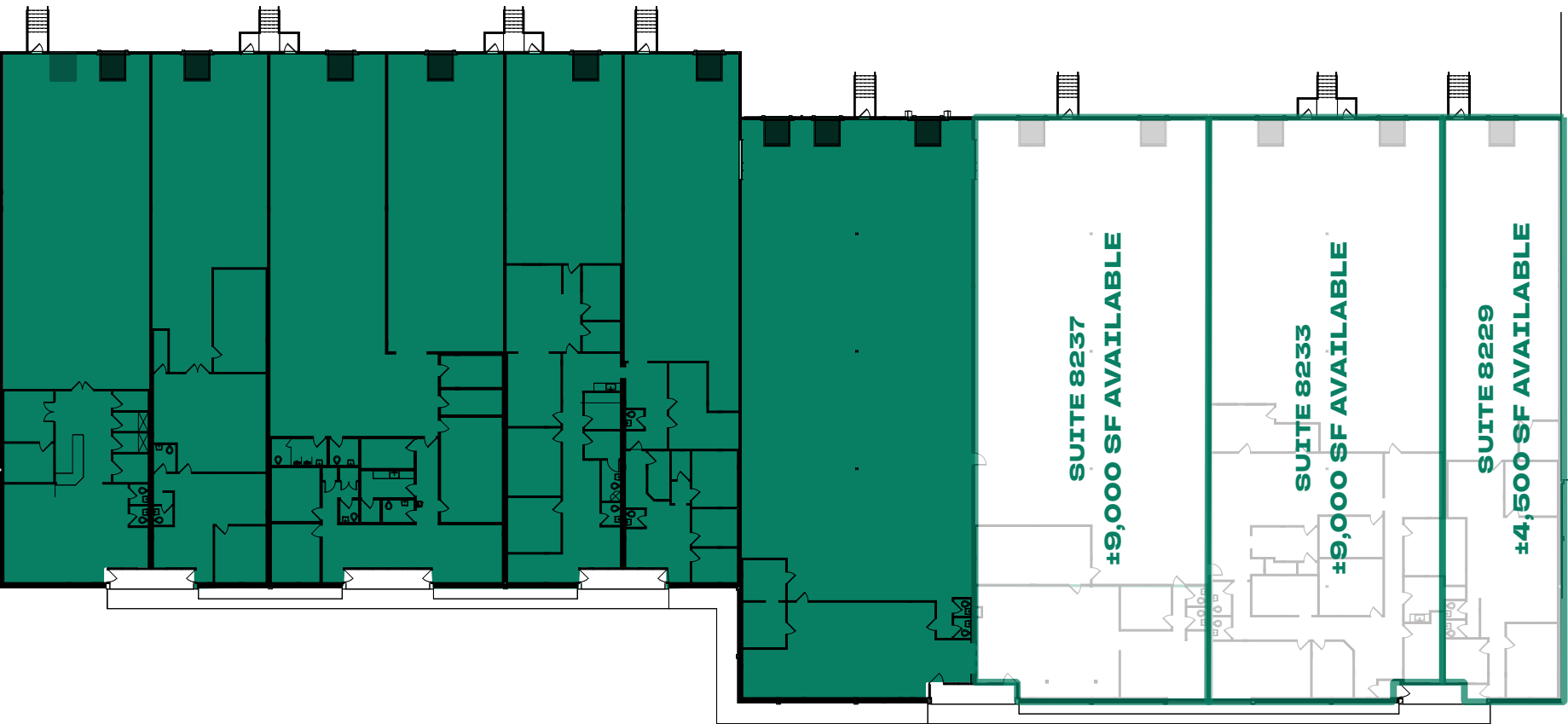
Available space:	±9,000
Office size:	±4,041 SF
Clear height:	±16'
Loading:	2 docks (ramp available)
Column spacing:	29'w x 29'd
Lighting:	LED

SUITE 8229

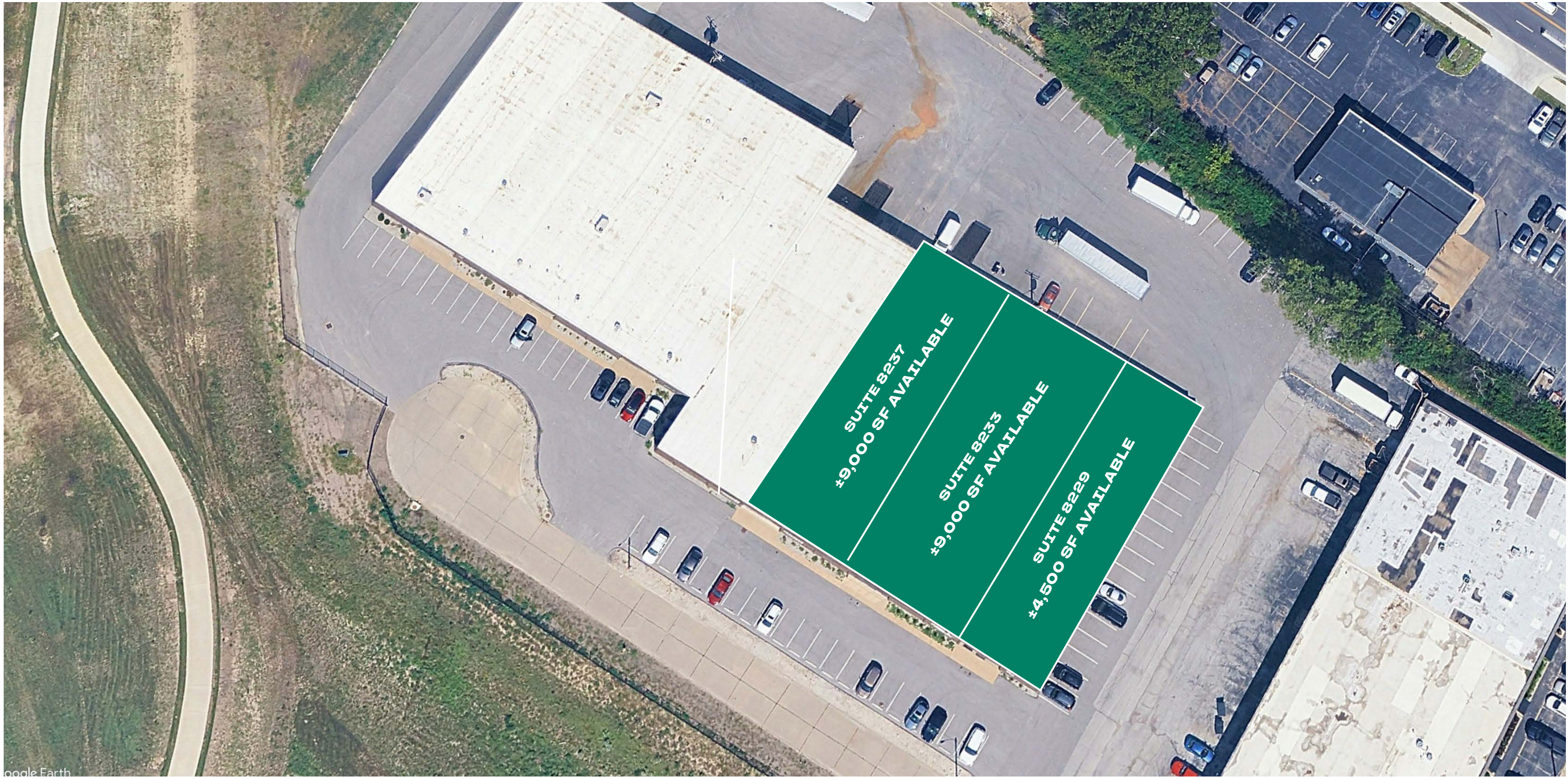
Available space:	±4,500
Office size:	±1,648 SF
Clear height:	±16'
Loading:	1 dock (ramp available)
Column spacing:	No columns
Lighting:	LED

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

FLOOR PLAN



SITE PLAN



Google Earth

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**

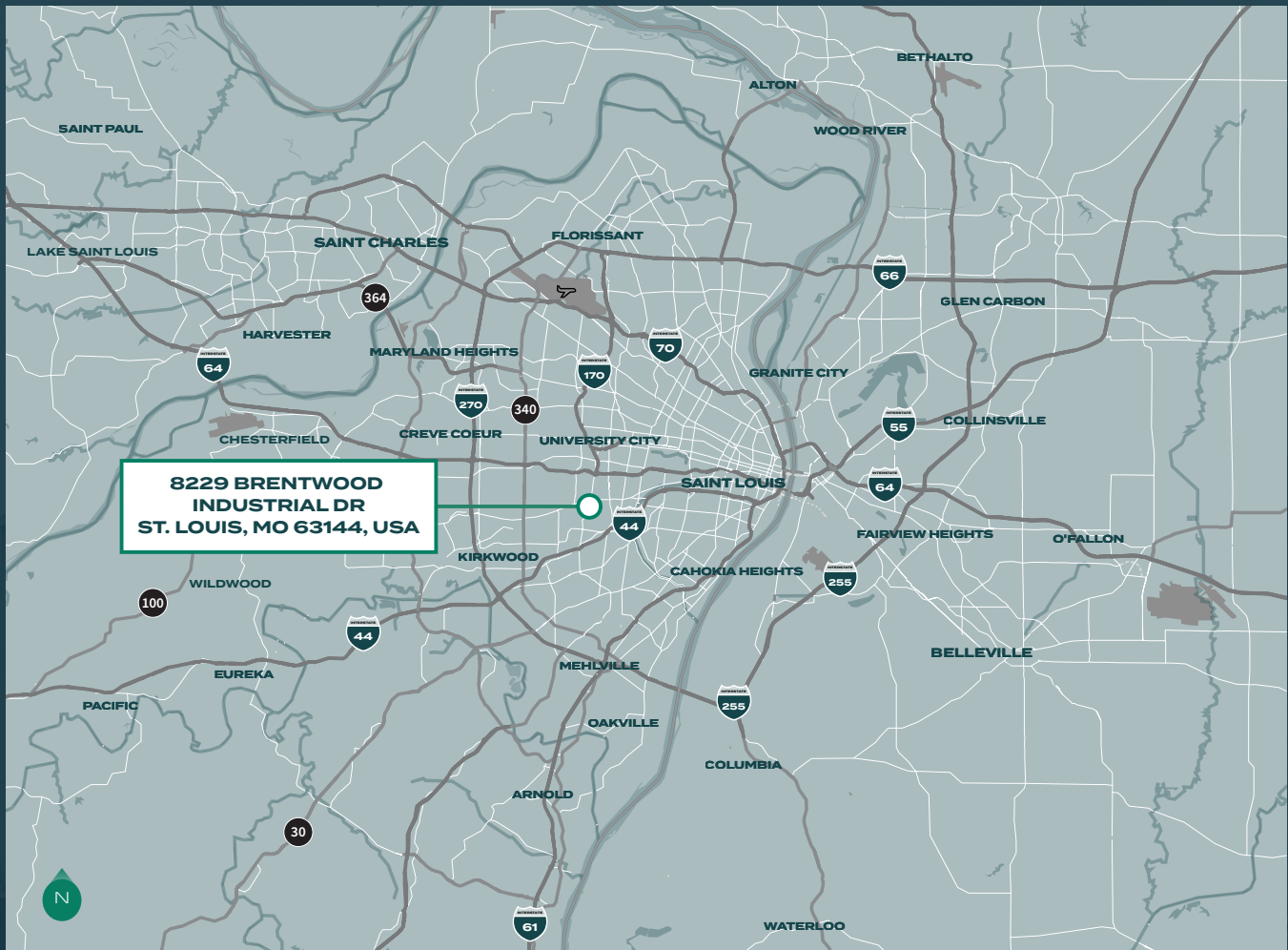
DIRECT ACCESS TO MAJOR TRANSPORTATION ARTERIES

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



8229-8273 BRENTWOOD INDUSTRIAL DRIVE

St. Louis, MO



DAVE BRANDING

Senior Managing Director

+1 314 338 2084

david.branding@jll.com

ELISE SWANSON

Vice President

+1 314 338 2083

elise.swanson@jll.com

[jll.com](https://www.jll.com)

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

