

FOR LEASE

1,610 - 3,220 SF Office / Warehouse

4110-4136 Seven Hills Dr, Florissant MO 63033

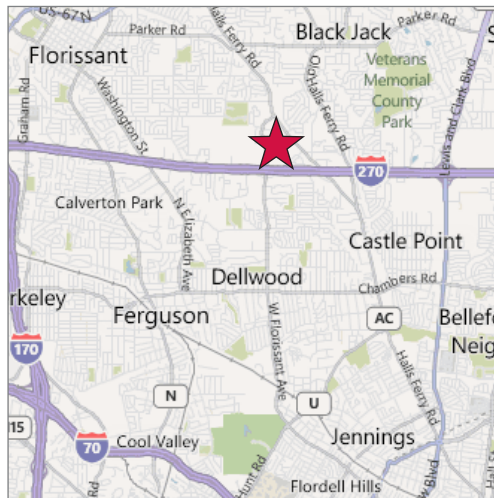


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	8,908	101,065	246,631
Households	3,639	39,606	96,409
Avg HH Inc.	\$64,083	62,154	61,273

Traffic Counts

- 32,930 VPD on New Halls Ferry
- 25,910 VPD on W. Florissant Ave
- 3,310 VPD on Seven Hills Dr



Property Highlights

- Office/warehouse space available for lease
- 0.5 mile from I-270 & New Halls Ferry Rd
- Drive-in and loading docks available
- Ample Parking

Lease Rate

\$6.50 psf Modified Gross



Commercial Real Estate Services, Worldwide.

Contact

William R. Barnes, III
314 994 4401
wbarnes@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 | St Louis MO 63105
Phone 314 994 4444 | Fax 314 994 4088
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SUITES

4110-4136 Seven Hills Dr, Florissant MO 63033



Available Suites

- Suite 4112: 1,610 SF*
- Suite 4114: 1,610 SF*
- Suite 4124: 1,762 SF
- Suite 4128: 2,150 SF
- Suite 4136: 2,450 SF

* denotes contiguous suites



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