

HUTKIN

DEVELOPMENT COMPANY

FOR LEASE

Office / Warehouse

221-249 Old Meramec Station
Manchester, MO 63021



- **1,680 - 3,360 Square Feet Available**

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">- 249 Old Meramec Station- 37% office- Drive-in door- \$1,050/month, Modified Gross | <ul style="list-style-type: none">- 229 Old Meramec Station- 25% office- Dock-high loading- \$1,000/month, Modified Gross- <i>Combine with 233 to create 3,360 SF</i> | <ul style="list-style-type: none">- 233 Old Meramec Station- 100% office- \$1,100/month, Modified Gross- <i>Combine with 229 to create 3,360 SF</i> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- Located west of the intersection of Manchester Rd & Highway 141

See site plan & floor plans on reverse

HUTKIN DEVELOPMENT COMPANY
10829 Olive Boulevard
Suite 200
St. Louis, MO 63141
Telephone 314.872.9140
FAX 314.872.9001
Visit our website:
www.hutkin.com

CONTACT

Brad Eisel
beisel@hutkin.com
Cell 314.800.6654

Ryan Carlie
rcarlie@hutkin.com
Cell 314.496.4887

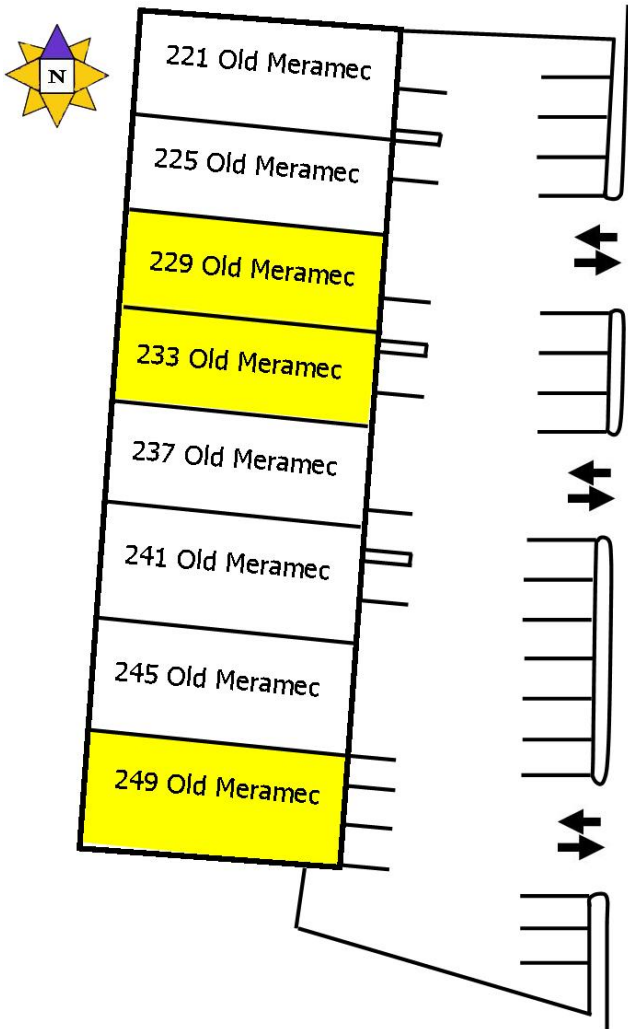
HUTKIN

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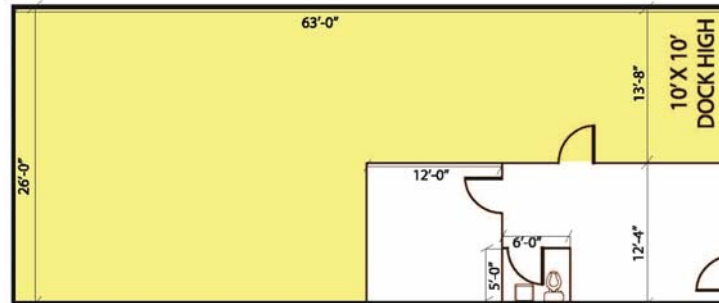
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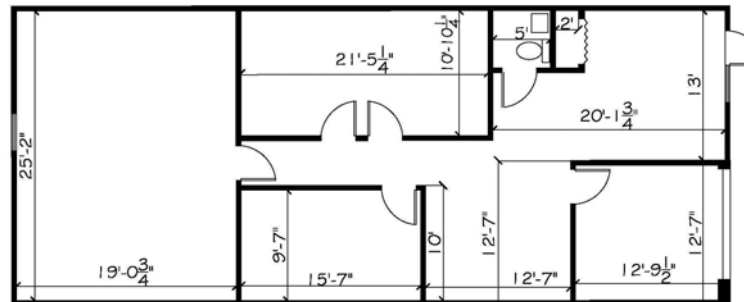
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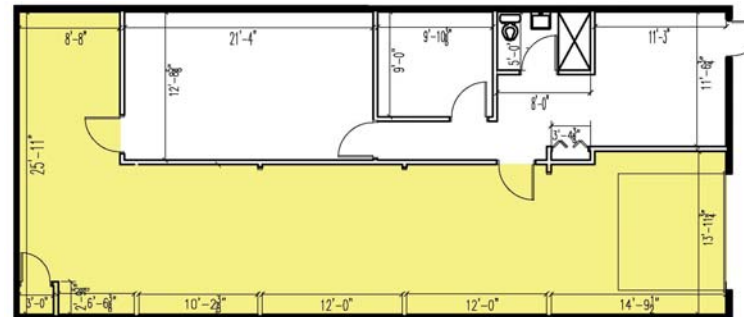
OLD MERAMEC STATION ROAD



229 OLD MERAMEC STATION ROAD



233 OLD MERAMEC STATION ROAD



249 OLD MERAMEC STATION ROAD

WAREHOUSE



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