

# For Lease

## 7,500± Sq. Ft. Fleet Service Building With 2± Acre Fenced Lot

4% Commission  
to Procuring Broker



**Union Seventy Center**  
**5500 Bircher Blvd.**  
**St. Louis, MO 63120**

Lease Rate: \$7,000 /Month, Modified Gross

Contact: Brendan O'Brien  
Brennan Gaffney  
Peter Newton

- 8,700± Sq. Ft.:
  - 7,500± Sq. Ft. First Level
  - Plus 1,200± Sq. Ft. Mezzanine
- Three (3) Drive-thru Truck Service Bays
  - One (1) Wash Bay with Oil/Water Separator
  - One (1) Auto Bay
- Private Offices
- Large Display, Sales or Open Office Area
- 24 Hour Site Security
- Excellent Visibility From I-70



Office

Industrial

Retail

Institutional

Investment

Management



Commercial Real Estate  
1401 S. Brentwood Blvd.  
Suite 650  
St. Louis, MO 63144  
[www.hillikercorp.com](http://www.hillikercorp.com)

**314 781 0001**

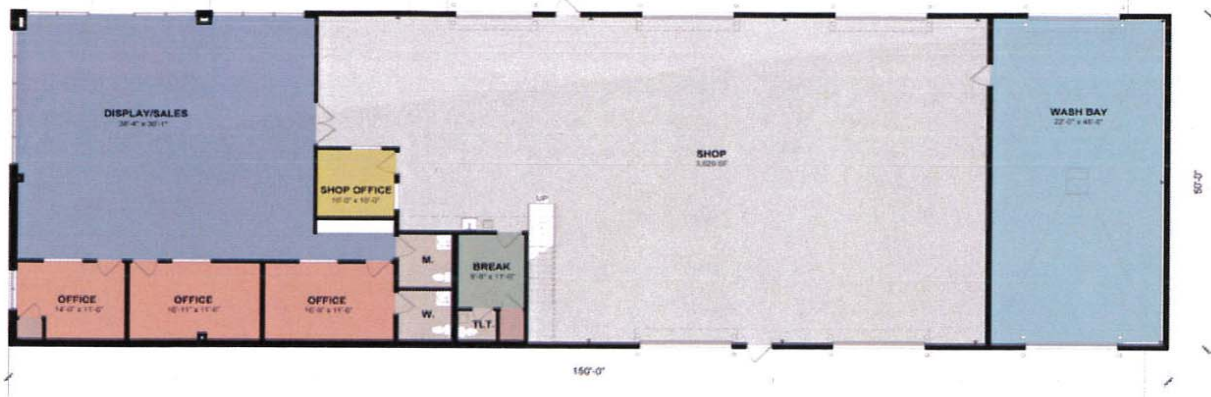


Individual Membership in the Society  
of Industrial and Office Realtors

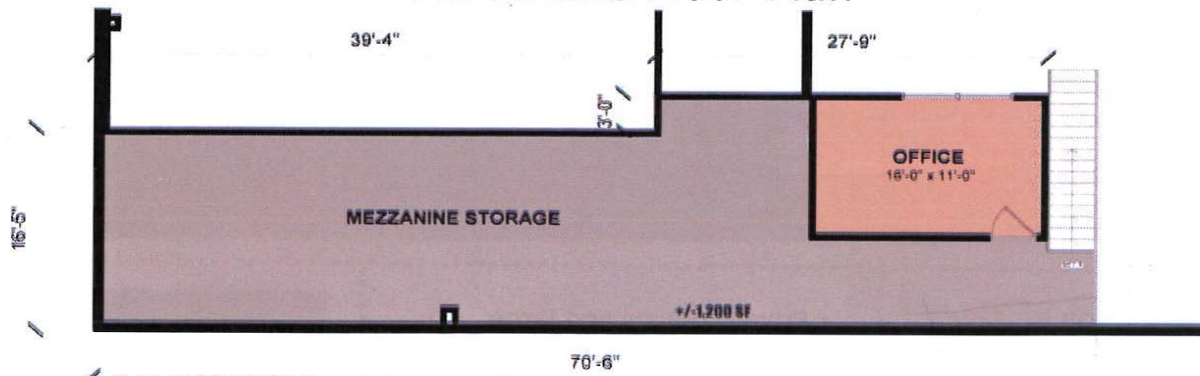
Union Seventy Center  
5500 Bircher Blvd.  
St. Louis, MO 63120

Contact: Brendan O'Brien  
Brennan Gaffney  
Peter Newton

### First Floor Plan



### Mezzanine Floor Plan



**UNION SEVENTY CENTER**  
*Business Park*



Office Industrial Retail Institutional Investment Management



Commercial Real Estate  
1401 S. Brentwood Blvd.  
Suite 650  
St. Louis, MO 63144  
[www.hilliker.com](http://www.hilliker.com)

**314 781 0001**

Individual Membership in the Society of Industrial and Office Realtors

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.