

A place to plug in and grow your business

Opportunities are still available for entrepreneurs who want a unit for their business at the **419 Old State Road Flex Space** building planned in Ellisville, but maybe not for long.



419 Old State Road Flex Space

The 16 units planned for the 18,000 square foot building are 75% pre-leased. Only four of the units haven't been claimed. Each unit is 1,125 square feet in size, said Charlie St. Onge, CCIM, the developer.

"We're building a small office, warehouse and light industrial type of project, and I think there is a need for something like this," he said. "This building provides for the needs of a smaller office and warehouse operations, service providers or at home businesses that have outgrown the home and need warehouse space.

Perhaps they have an Internet sales business with a lot of shipping and receiving. Regardless of the business, this is an affordable place to plug in and grow."

Each unit has a 16 foot high ceiling and 14 foot high drive-in door as well as an entry door for the office. Each unit will have HVAC in the office and warehouse. The building will also include a common dock area on the northwest corner which can serve all the units.

"The location provides great visibility at the corner of Pierside and Old State Road which is a signaled intersection," St. Onge said. "There will be ample ingress and egress to serve the building and 300 square feet of signage – 150 square feet on the southbound and 150 square feet on the northbound that will give everyone good visibility for their businesses."

Visit www.stongemanagement.com/419oldstate for more information.



St. Onge Management & Exchange Corp.
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