

# FOR LEASE

16201-16233 Westwoods Business Park,  
Ellisville, MO

**End cap available!  
16201 Westwoods  
\$1300/month**



**16201-16233 WESTWOODS BUSINESS PARK IS AN M1 LIGHT INDUSTRIAL ZONED COMPLEX THAT IS ARRANGED IN SUCH A WAY TO PROVIDE INCUBATOR SPACE FOR SMALL BUSINESSES. TYPICAL UNITS ARE SET UP WITH A 168 SQ. FT. OFFICE AND 957 SQ. FT. WAREHOUSE/SHOP SPACE. ALL UNITS HAVE A DRIVE-IN DOOR WITH A MAN-DOOR GOING TO THE OFFICE; HOWEVER, MANY OF THE UNITS ALSO HAVE SPECIALIZED IMPROVEMENTS ALREADY IN-PLACE FOR SPECIFIC USES. THESE UNITS WOULD SERVE A VARIETY OF NEEDS INCLUDING CLEANING COMPANIES, LAWN MAINTENANCE COMPANIES, PLUMBING CONTRACTORS, ELECTRICAL CONTRACTORS, CUSTOM CABINET CONTRACTORS, HOME REMODELING CONTRACTORS, FLOORING CONTRACTORS, PAINTERS, TRAINING CENTERS, AND/OR ANY TYPE OF USE THAT MAY HAVE A NEED FOR A SMALL OFFICE AND WAREHOUSE AND/OR SHOP COMPONENT. ALL EXTERIOR COMMON AREAS ARE MAINTAINED, AND TENANTS PAY FOR THEIR OWN ELECTRIC.**

636-451-2725

[www.stongemanagement.com](http://www.stongemanagement.com)

