

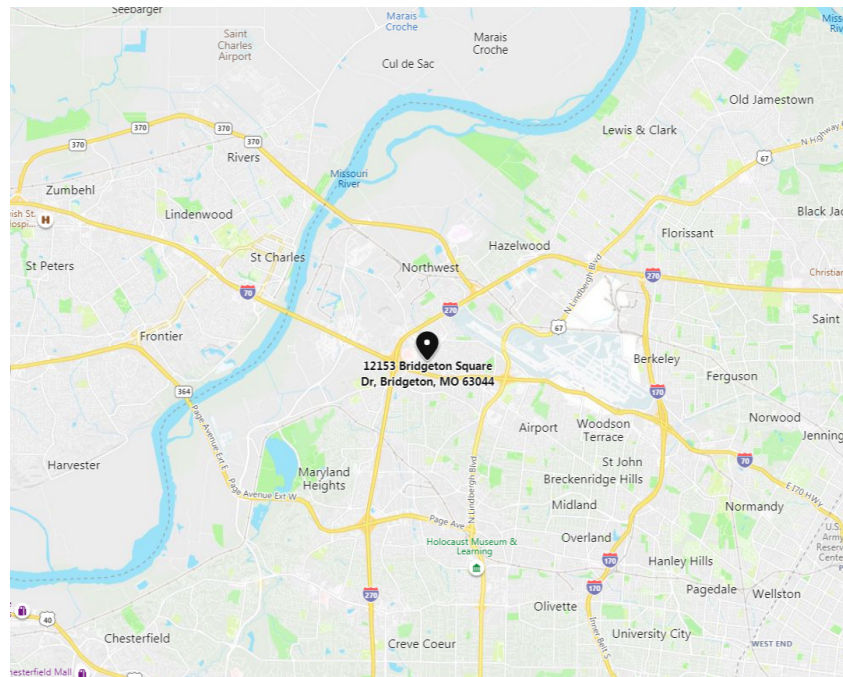


For Lease at New Price
\$7/SF Modified Gross

2 Spaces Available

- 12175 Bridgeton Square
10,809 SF of Office Warehouse
- 12163-12165 Bridgeton Square
6,779 SF of Office Warehouse

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Information contained herein was obtained by reliable sources we considered reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from market or change in price. Seller and Broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

12157 thru 12175

BRIDGETON SQUARE
BRIDGETON, MISSOURI



12175
10,809 SF

12163-12165
6,779 SF

12157
2,975 SF



For Lease Office Warehouse \$7/SF Modified Gross

- Building Size: 34,150 SF
- Lot Size: 2.88 acres
- Multiple service center suites
- Outside storage • Built 1987
- 18' ceiling heights in warehouse
- 2 dock doors and 1 drive in door
- Abundant parking. Newly repaved entire parking lot front and back.
- Strategically located near Lambert Airport and Highways I-70 & I-270.
- Located in the Bridgeton Industrial Area near St. Charles Rock Road.
- Ownership made improvements to the property & grounds.



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