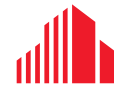


FOR SUBLEASE

13890 Corporate Woods Trail

Bridgeton, MO 63044



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5% Commission to Procuring Broker! (Based on Gross Rent)

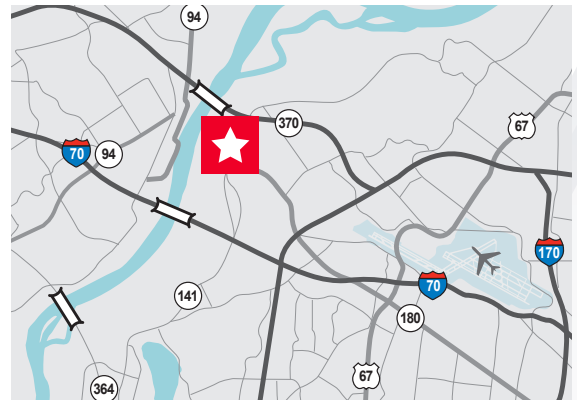


Vacant and Available for Immediate Occupancy

200,000 SF Class A Industrial

Property Highlights

Total Available Area:	200,000 SF
Divisible To:	±50,000 SF
Office Area:	15,520 SF
Clear Height:	28'
Loading:	25 Docks with mechanical pit levelers, seals and dock lights 1 (14'x14') Drive-In door
Car Parking:	75
Trailer Parking:	15
Column Spacing:	40' x 40'
Building Depth:	320'
Fire Suppression:	ESFR
Lighting:	LED
Power:	1,000 Amps / 480V Electric
Sublease Expiration:	December 31, 2025
Sublease Rate:	\$5.95/SF GROSS



Contact

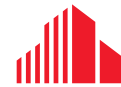
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FOR SUBLEASE

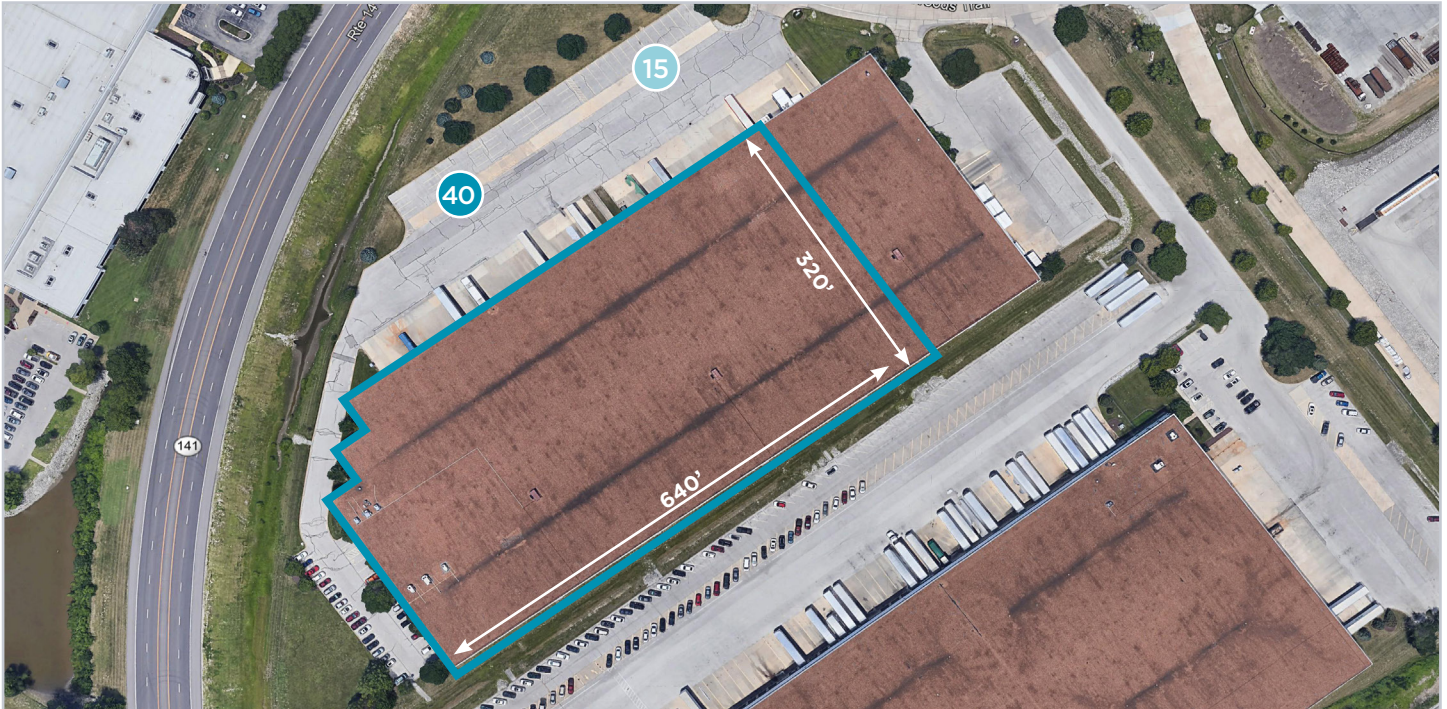
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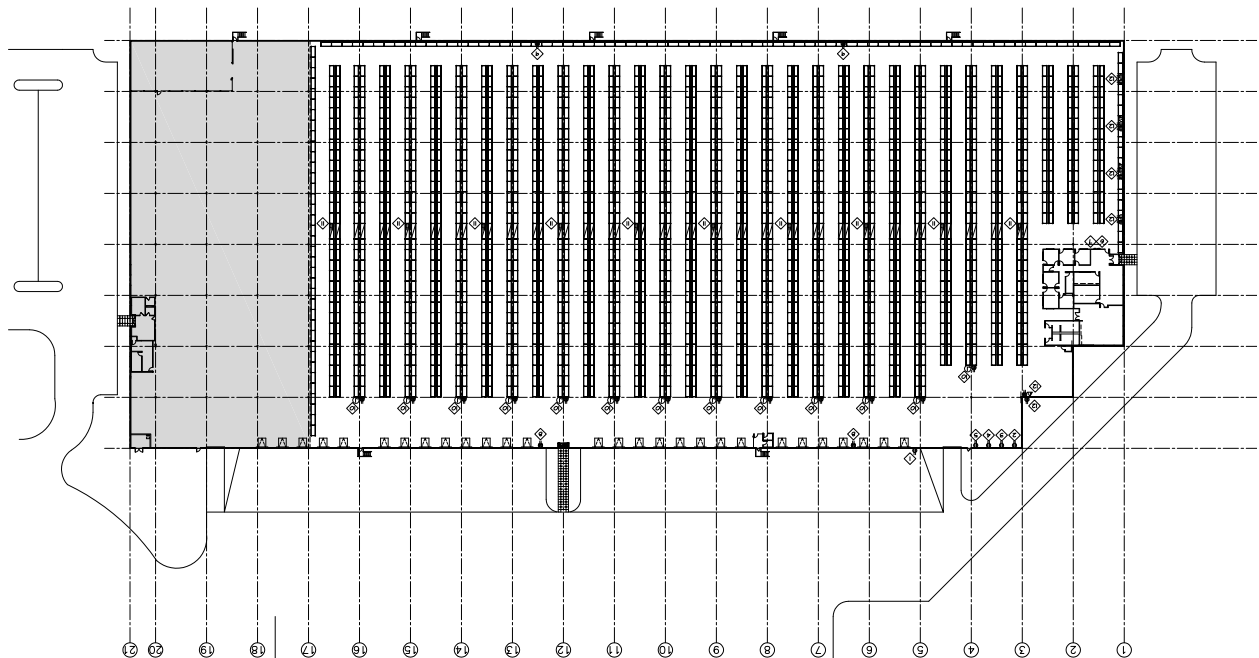


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AERIAL



FLOOR PLAN (*racking has been removed*)



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