



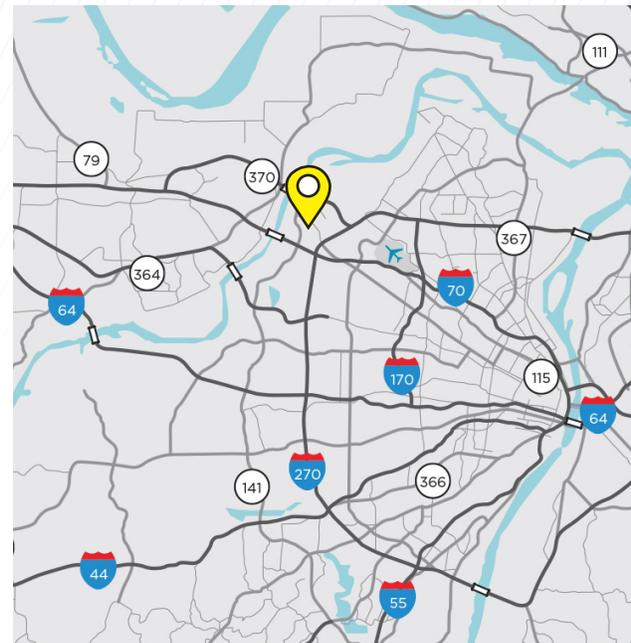
21,844 SF INDUSTRIAL WAREHOUSE FOR LEASE

4633 CROSSROADS INDUSTRIAL BRIDGETON, MO 63044



PROPERTY HIGHLIGHTS

- Total Building Area:** 98,750 SF
- Total Available Area:** 21,844 SF
- Office Area:** ±1,000 SF
- Clear Height:** 23'-28'
- Loading:** Two (2) Docks, Two (2) 12'x14' Drive-Ins
- Column Spacing:** 50'x50'
- Building Depth:** 205'
- Parking:** 0.85/1,000 SF
- Sprinkler:** Wet
- Location:** Easy access to I-70, I-270, and Hwy 370
Seven miles to Lambert St. Louis Int'l Airport
- Lease Rate:** **\$6.75/SF, NNN**



FOR MORE INFORMATION, **PLEASE CONTACT:**

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FLOOR PLAN



EXTERIOR PHOTO

