

4761 EARTH CITY EXPRESSWAY

BRIDGETON, MO 63044

35,280 SF

AVAILABLE FOR LEASE

DIVISIBLE TO 17,640 SF

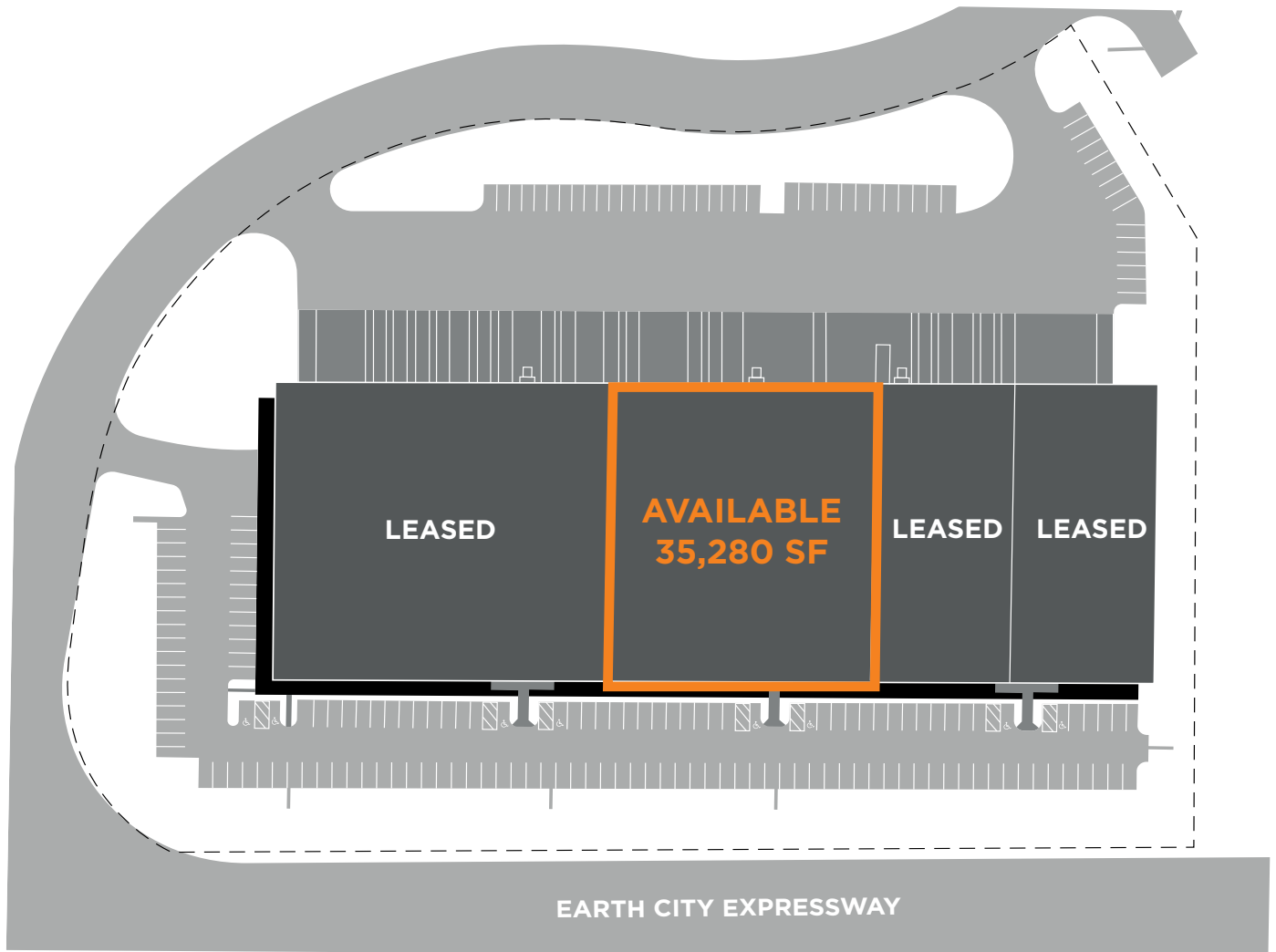
FOR MORE INFORMATION,
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SUITE SPECIFICATIONS

Building Size: 123,480 SF
Year Built: 1999
Available Area: 35,280 SF
Divisible To: 17,640 SF
Office Area: 8,880 SF

Clear Height: 24'
Dock Doors: 5
Drive-In Doors: 1
Loading: Rear-Load
Truck Court: 125'

Auto Parking: 1.56/1,000 SF
Sprinkler: ESFR
Lighting: T-8
Roof Age: 2026
Lease Rate: \$7.25/SF NNN

SITE ADVANTAGES

Strategically located in the heart of Earth City with unmatched access, modern facilities, and a strong workforce to support your business.



IN THE CENTER OF IT ALL



EXCELLENT ACCESS

Immediate access to I-70, I-270, & Hwy 141



STRONG WORKFORCE

Access to a growing labor pool



CLOSE TO AIR

Minutes from St. Louis Lambert International Airport



MODERN FACILITIES

High-quality industrial space built for efficiency



DISTRIBUTION ADVANTAGE

Central location for efficient regional & national distribution



MULTIMODAL OPTIONS

Access to major highways, rail, & air cargo

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