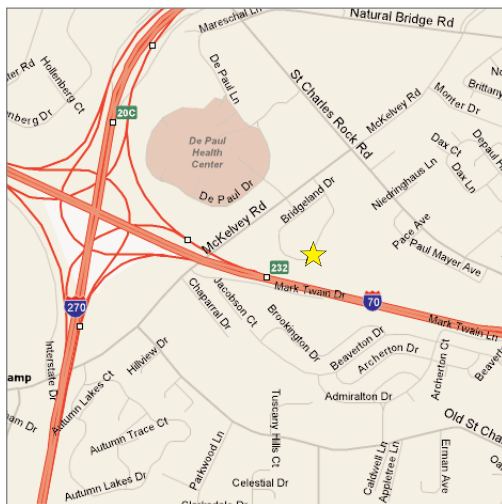


FOR LEASE / SALE

Office / Warehouse Building

12109-12119 Bridgeton Square Dr, Bridgeton MO 63044



Lease Highlights

Suite 12109

- 3,656 SF endcap office / warehouse with 60% office finish
- 1 dock
- Good glass line

Lease Rate: \$8.50 psf, Gross

Suite 12119

- 3,000 SF endcap office, currently 100% office finish
- 1 drive-in door

Lease Rate: \$7.50 psf, Gross

Sale Highlights

- 18,730 SF office warehouse
- 1.417 acres
- Built in 1987
- All masonry construction
- Space available for owner/user
- New long term tenants
- Quick access to I-70 & I-270

Sale Price: \$1,550,000

Contact

John J. Sheahan, Jr., SIOR
314 994 4176 office
jsheahan@naidesco.com

Contact

Mark Mannion
314 726 1440 office
markmannion@sbcglobal.net



Commercial Real Estate Services, Worldwide.

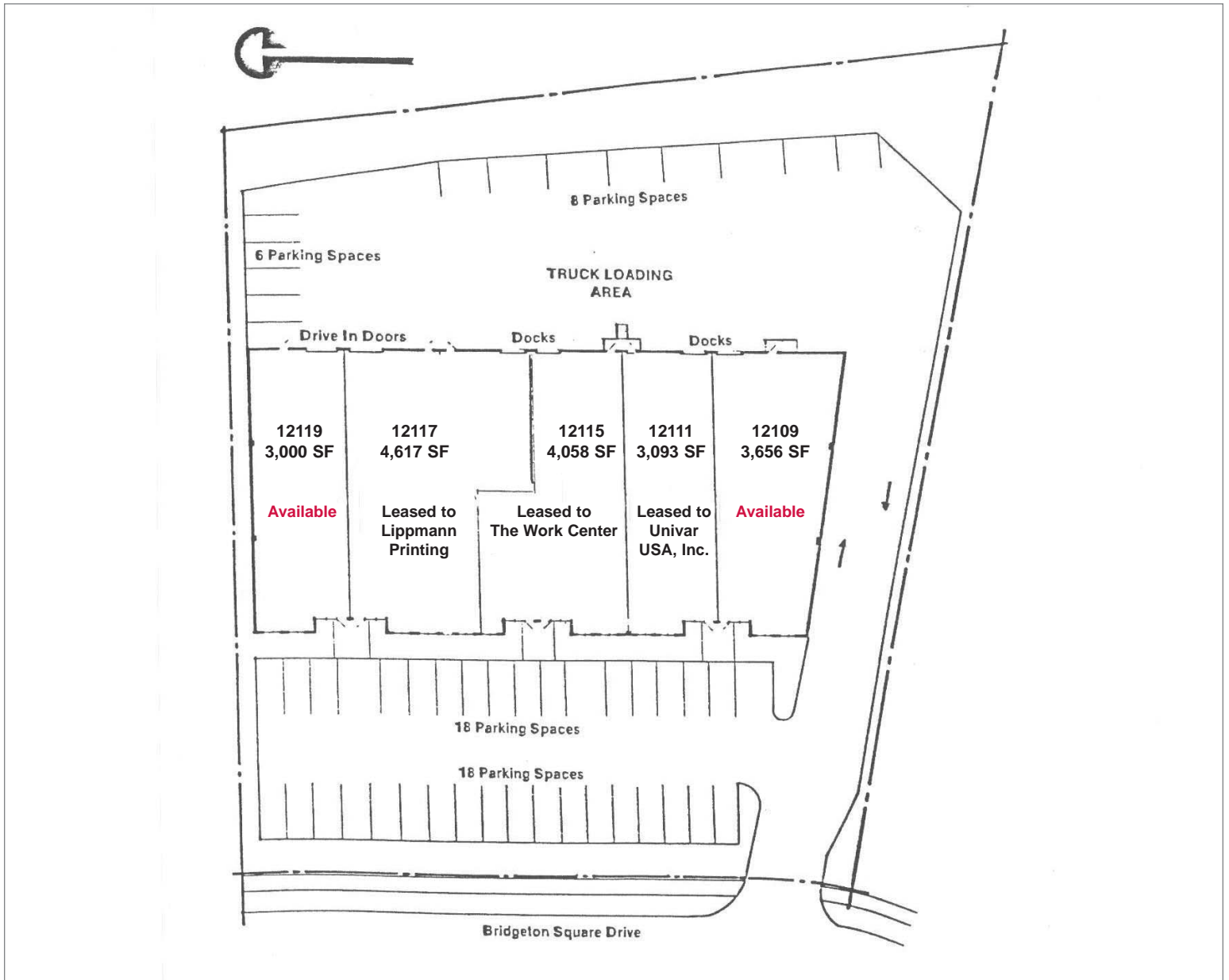
Mannion Properties

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 Fax 314 994 4088
www.naidesco.com

SITE PLAN

12109-12119 Bridgeton Square Dr, Bridgeton MO 63044



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