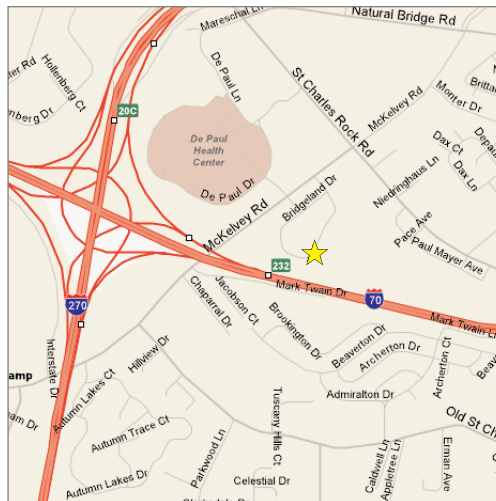


# FOR LEASE / SALE

## 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 12117

- 4,617 SF office / warehouse with 25% office finish
- 1 dock & 1 drive-in door
- Warehouse space has dropped ceiling and A/C
- Former printer space
- Lease Rate: \$7.50 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.

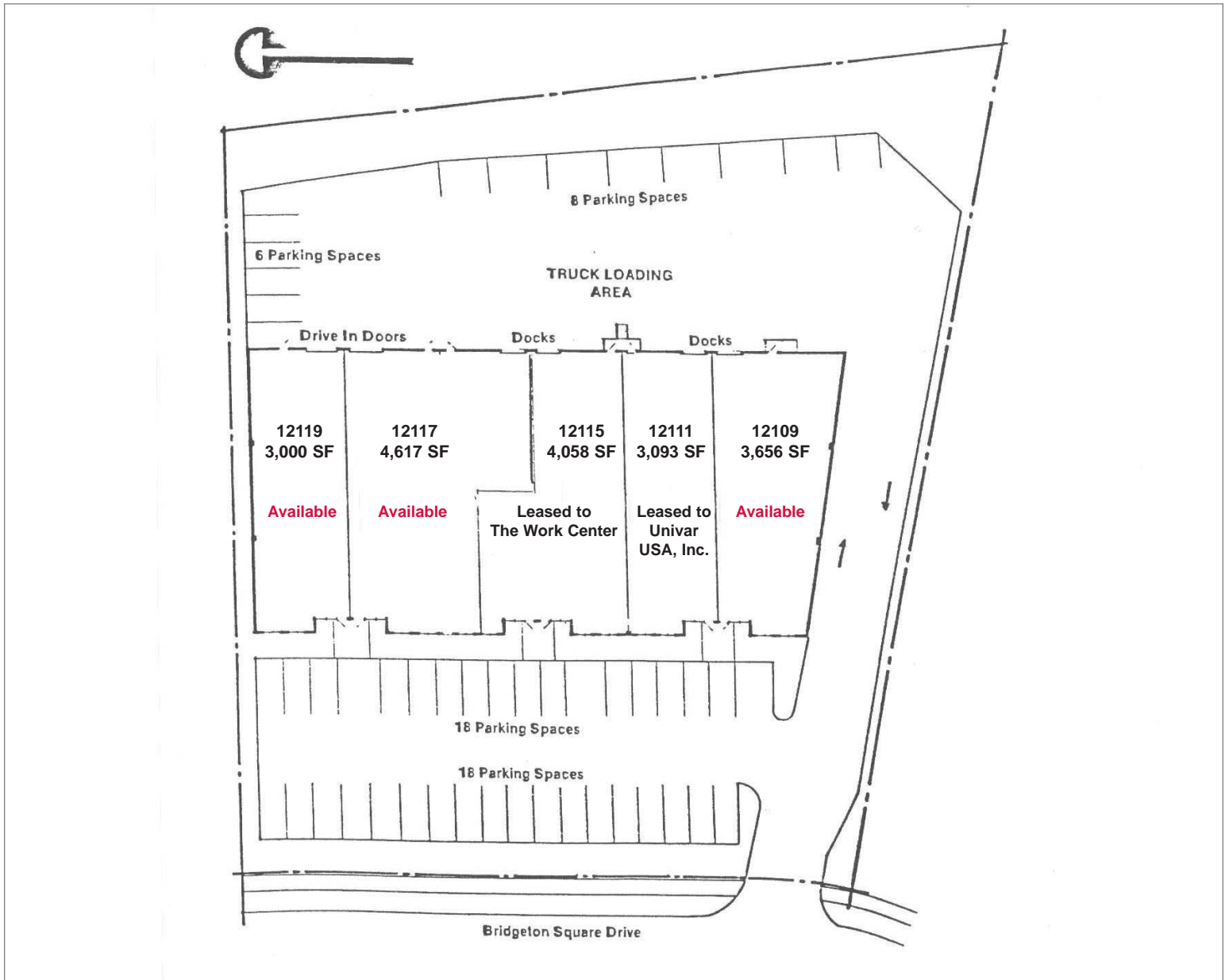
**Mannion Properties**

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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