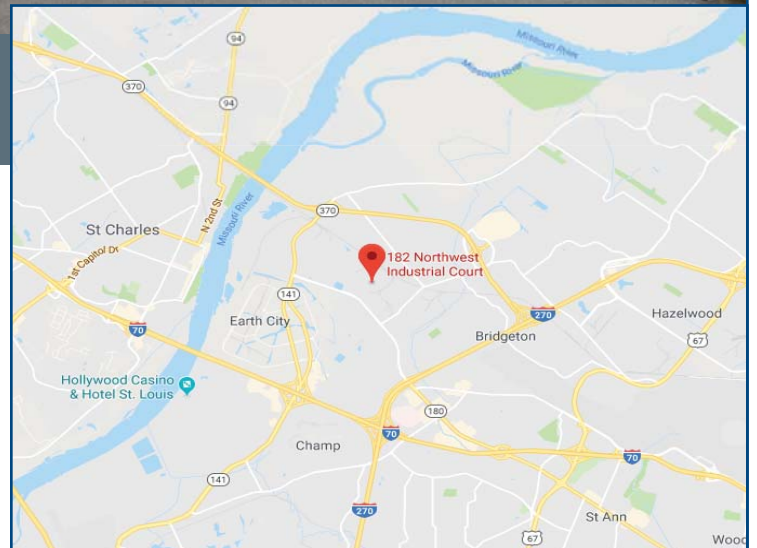




### 182 Northwest Industrial Ct. Bridgeton, MO 63044

- 13,100 SF 2-Story Office Space
- 25' Clear
- Two (2) Well Docks  
One (1) Located Outside the Building)
- Ten (10) Grade Level Drive-In Doors
- 45 Parking Spaces
- 7.52 Acres
- 3200 Amps 480V 3 Phase Power  
Routed Around the Building
- Property is Fenced
- T-5 Lighting Existing in Warehouse
- Four (4) 7.5-Ton Bridge Cranes and One (1) 5-Ton Bridge  
Crane that Travel the Entire Distance of the Warehouse
- 16'-18' Under Hook
- No Sprinkler System
- Two (2) 60' X 620' Bays
- **Sale Price: \$5,120,500.00 (\$55.00/SF)**
- **Lease Rate: \$4.95/SF NNN**



### For more information contact:

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