

FOR LEASE

± 194,000 - 454,600 SF

WAREHOUSE / DISTRIBUTION FACILITY / MANUFACTURING

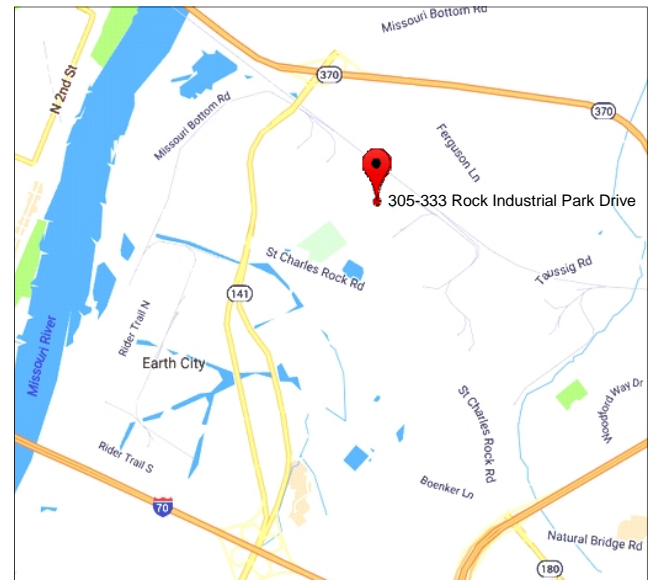
305-333 Rock Industrial Park Drive, Bridgeton (Earth City), MO 63044

\$2.95 PSF NNN



PROPERTY INFORMATION

- ±839,345 SF Manufacturing & Warehouse/ Distribution Facility
- ±454,600 SF available for lease
 - ±260,000 SF high-bay warehouse/ distribution space
25' - 35' clear height
 - ±194,600 SF manufacturing space
25' - 30' clear height
- Loading: 128 doors
- Rail served by Norfolk Southern
- Significant power and infrastructure
- New T-5 warehouse lighting
- Strategically located in the Earth City industrial submarket, with proximity to 1-70, 1-270, and 1-370



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300 Hunter Ave., Suite 102
St. Louis, MO 63124

Tim Convy
314-650-6601
tim.convy@avisonyoung.com

Steve Stradal
314-409-0950
steve.stradal@avisonyoung.com

314-862-5000

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Norfolk Southern Railway

PROPERTY DETAILS

Total SF	±839,345 SF Warehouse/Distribution/Manufacturing Building ±644,743 SF Warehouse/Distribution Space / ±194,602 SF Manufacturing Space
Available SF	454,600 SF (divisible to 65,000 SF)
Office SF	±28,000 SF
Site Acres	37.73 acres
Construction Year	1990/expanded in 1993 and 1996
Clear Height	25'-35' in warehouse/distribution area; 25'-30' in manufacturing area
Column Spacing	50' x 50' in warehouse/distribution area; 40' x 37'/40' x 26'/28' x 26' in manufacturing area
Loading Type	Partially Cross Docked
Loading Type	128 dock-high doors with levelers, seals, shelters, and vision panels / 1 - 14' x 14' ramped drive-in door
Rail Service	Norfolk Southern - spur to building
Warehouse Lighting	New T-5 lighting with motion sensors
Max. Building Depth	500'
Car Parking	360 spaces
Construction	Concrete tilt-up and Twin-T precast concrete
Roof Type	New TPO roof (installed 2014-2015)
Fire Protection	ESFR sprinkler system
Zoning	M1 - Manufacturing District (City of Bridgeton)
Ownership	Stable, responsive and well capitalized ownership with no debt on the property

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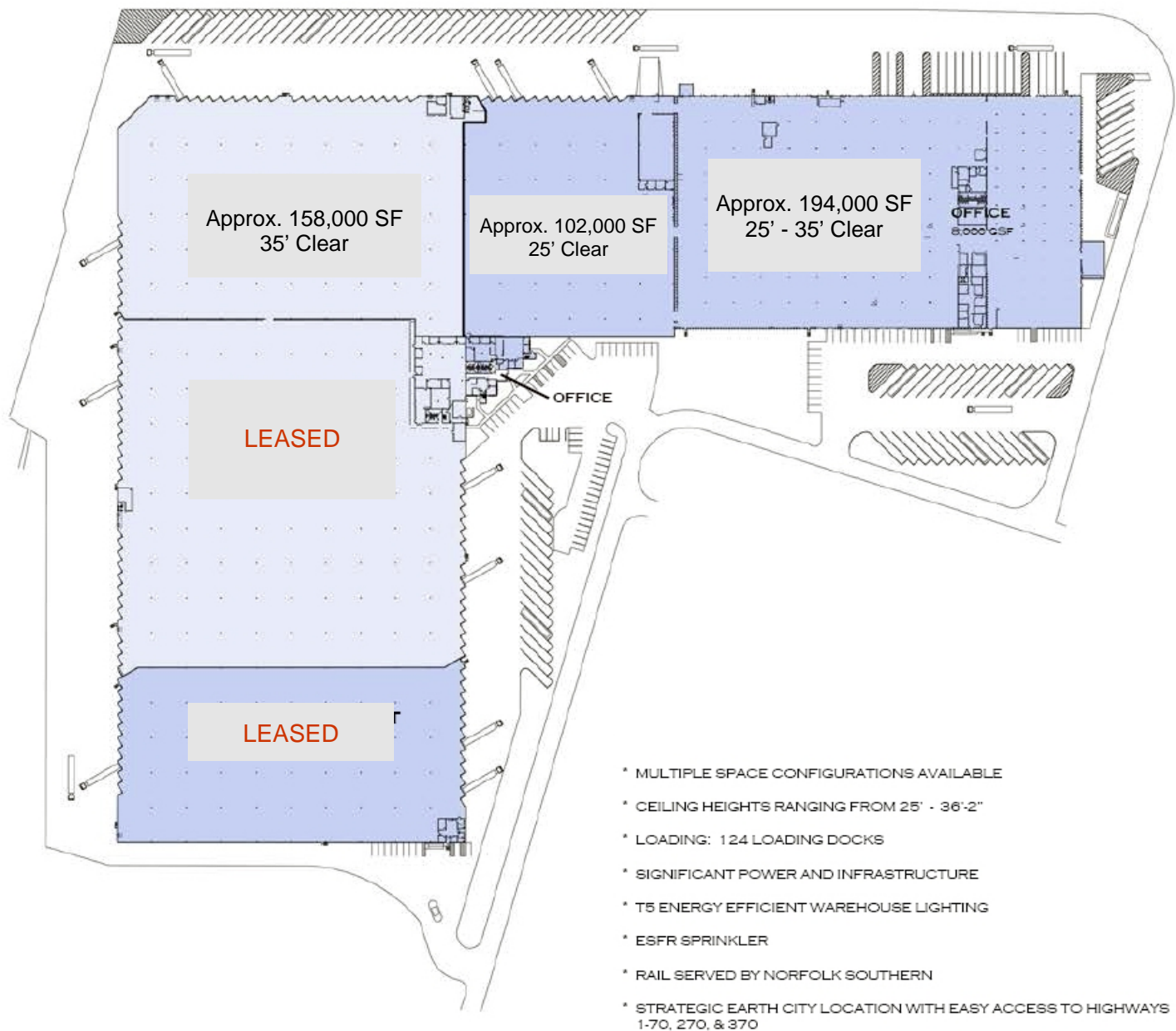
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SITE PLAN



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REGIONAL ACCESS



- Strategic Earth City location, less than 2.6 miles from 1-70, 2.2 miles from 1-270 and 1.9 miles from 370
- 8 miles from Lambert-St. Louis International Airport (Foreign Trade Zone #102)
- Third largest rail hub in the nation, with six (6) Class I railroads: Norfolk Southern, BNSF, Union Pacific, CSX Transportation, Kansas City Southern, and Canadian National
- Proximity to distribution hubs:
 - UPS Hub: 1.3 miles
 - FedEx Ground: 13 miles
- Proximity to major intermodal sites
 - Norfolk Southern: 17 miles
 - BNSF: 21 miles
 - CSX: 22 miles
 - America's Central Port: 22 miles
 - NS/Triple Crown Intermodal: 24 miles
 - Union Pacific: 31 miles

DISTANCES

Kansas City	250 miles
Indianapolis	250 miles
Louisville	258 miles
Memphis	285 miles
Chicago	296 miles
Minneapolis	560 miles
Dallas	635 miles

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