

RARE TRACTOR TRAILER SERVICE BAY ON 12.32 ACRES AVAILABLE

FOR SUBLEASE

4601-4608 Crossroads Industrial Dr
Bridgeton, MO 63044



PROPERTY FEATURES



- Sublandlord: AAA Trailer Services, Inc.
- Total space available: 21,852 SF
- 10 Drive-thru trailer repair bays
- Outdoor Storage/Trailer Parking: Situated on 12.32 acres
- 4601-4605: 21,852 SF warehouse/office on 9.41 acres (fenced/gated)
- 4608: 2.91 AC graveled lot

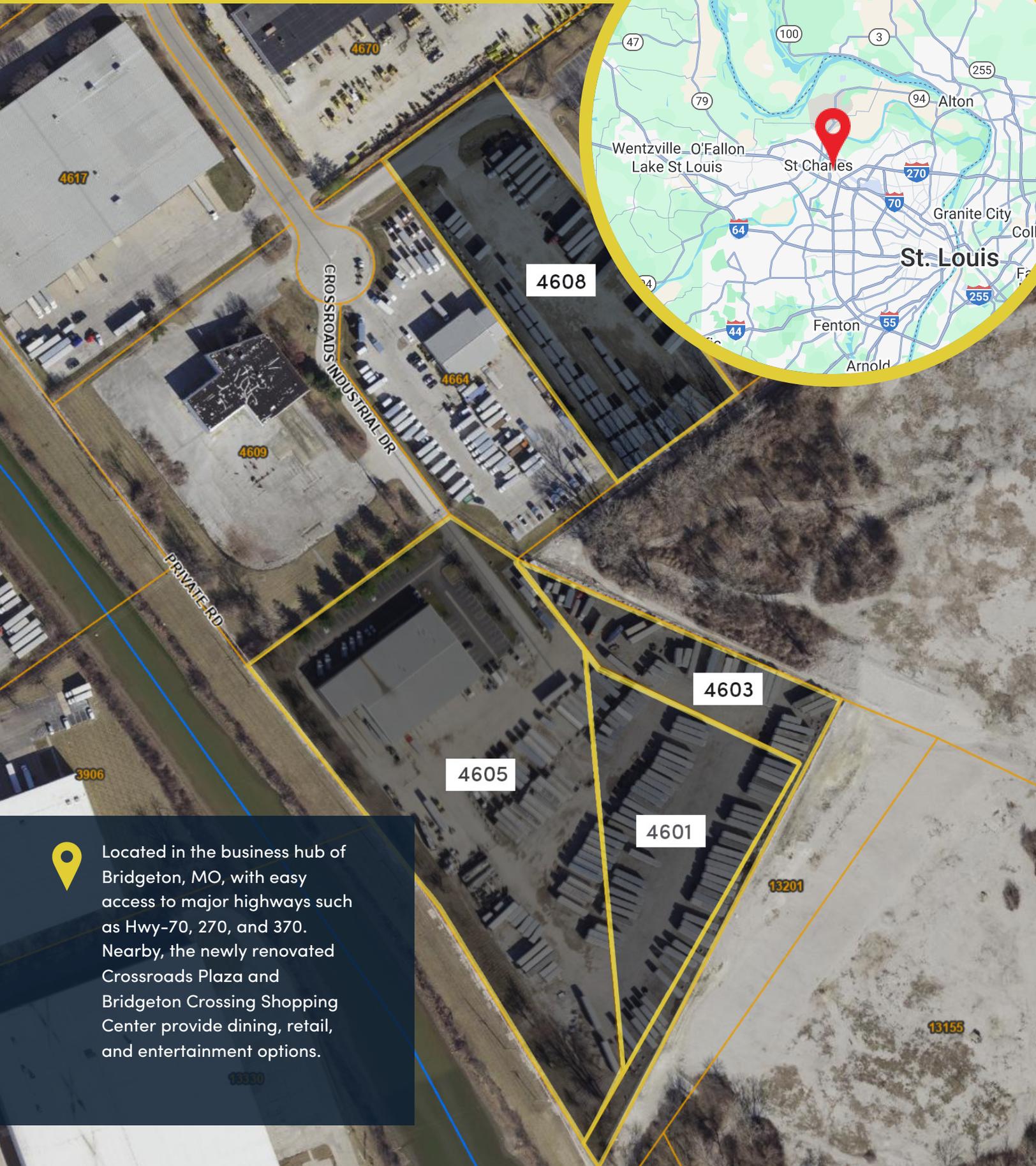


- Annual sublease rate (NNN): 4608: \$72,000.00
- Annual sublease rate (NNN): 4601-4605: \$336,000.00
- Total sublease rate (NNN): \$408,000.00
- Lease expiration: 8/1/2028
- Renewal Options: Two (2) Five (5) year renewal options



For Lease:
\$72,000.00 -
408,000.00/YR
NNN

AERIAL VIEW



Located in the business hub of Bridgeton, MO, with easy access to major highways such as Hwy-70, 270, and 370. Nearby, the newly renovated Crossroads Plaza and Bridgeton Crossing Shopping Center provide dining, retail, and entertainment options.



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