

Owner/User/Investor Opportunity

Ideal Property For Industrial Redevelopment



FOR SALE 24,371 SF STAND-ALONE BUILDING

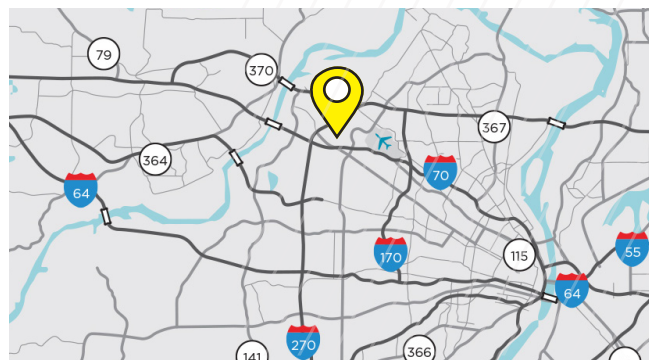
**3751 PENNRIDGE DR
BRIDGETON, MO 63044**

PROPERTY HIGHLIGHTS

Total Building Area:	24,371 SF
Total Vacant Area:	7,274 SF
Lot Acreage:	±2.07 Acres
Car Parking:	88 spaces (currently)
Zoned:	M-1 (Manufacturing District-Limited)
As-Is Sale Price:	Contact Broker
BTS Pricing: (Lease or Sale)	Contact Broker

BUILDING FEATURES

- Potential BTS industrial building, BTS plan on page 2
- Street Frontage with visibility from I-270
- Immediate interstate access to I-70 and I-270
- All current leases are short term for maximum flexibility for an owner/user/redevelopment



FOR MORE INFORMATION, **PLEASE CONTACT**

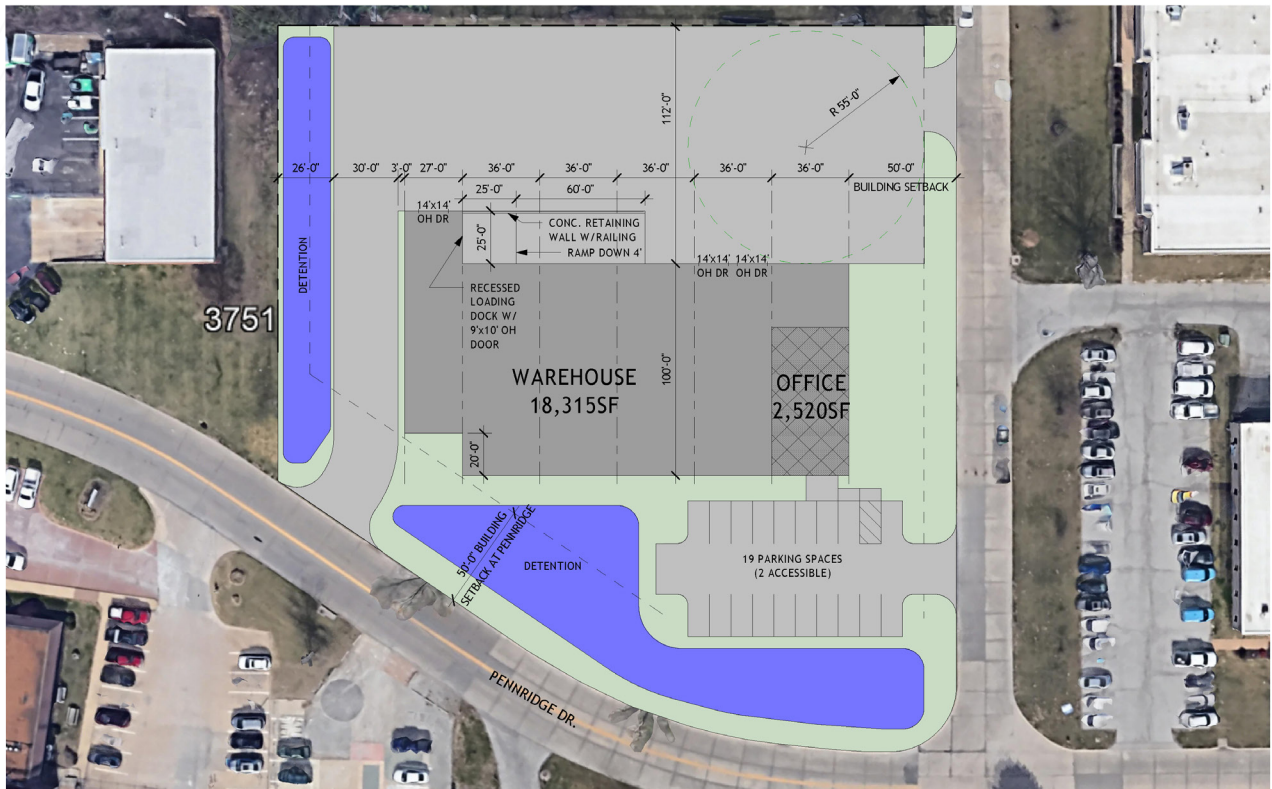
MATT EASTIN, SIOR, CCIM
Executive Director
+1 314 746 0350
matt.eastin@cushwake.com

CHRISTY WIRTH, CCIM
Director
+1 314 813 9524
christy.wirth@cushwake.com



Potential Industrial Redevelopment | For Sale or Lease

PROSPECTIVE BTS PLAN



AERIAL



FOR MORE INFORMATION, PLEASE CONTACT

MATT EASTIN, SIOR, CCIM
Executive Director
+1 314 746 0350
matt.eastin@cushwake.com

CHRISTY WIRTH, CCIM
Director
+1 314 813 9524
christy.wirth@cushwake.com

