



556,287 SF DISTRIBUTION FACILITY FOR LEASE

65 CORPORATE WOODS DR

BRIDGETON, MO 63044



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Colliers

556,287 SF STATE-OF-THE-ART DISTRIBUTION FACILITY FOR LEASE

Position your operations for success in this premier, high-capacity industrial facility located in the heart of the St. Louis logistics corridor. With 556,287 square feet of modern warehouse space, this property is designed to support large-scale distribution, e-commerce, and manufacturing users.

Property Highlights:

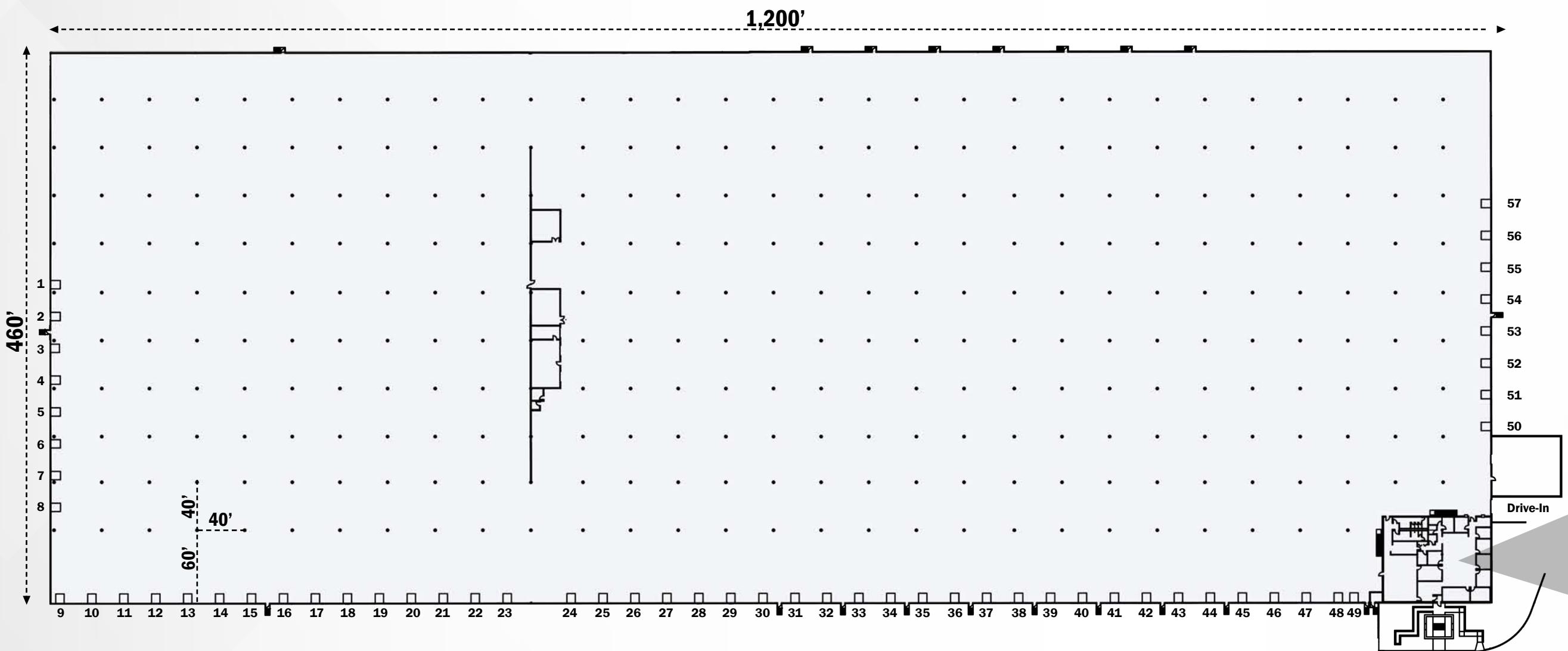
- 6,480 SF of finished office space plus an additional 6,480 SF mezzanine
- Impressive 35' clear height ideal for high-volume racking and storage
- Efficient 40' x 40' column spacing with 60' x 40' speed bays
- ESFR sprinkler system for maximum fire protection
- 57 dock-high doors and 1 drive-in door for optimal loading flexibility
- Ample parking with 100 car spaces and 300 trailer stalls
- Separate fenced employee parking lot
- Security-guarded entrance and exit
- Available July 1, 2026
- Contact brokers for lease rate



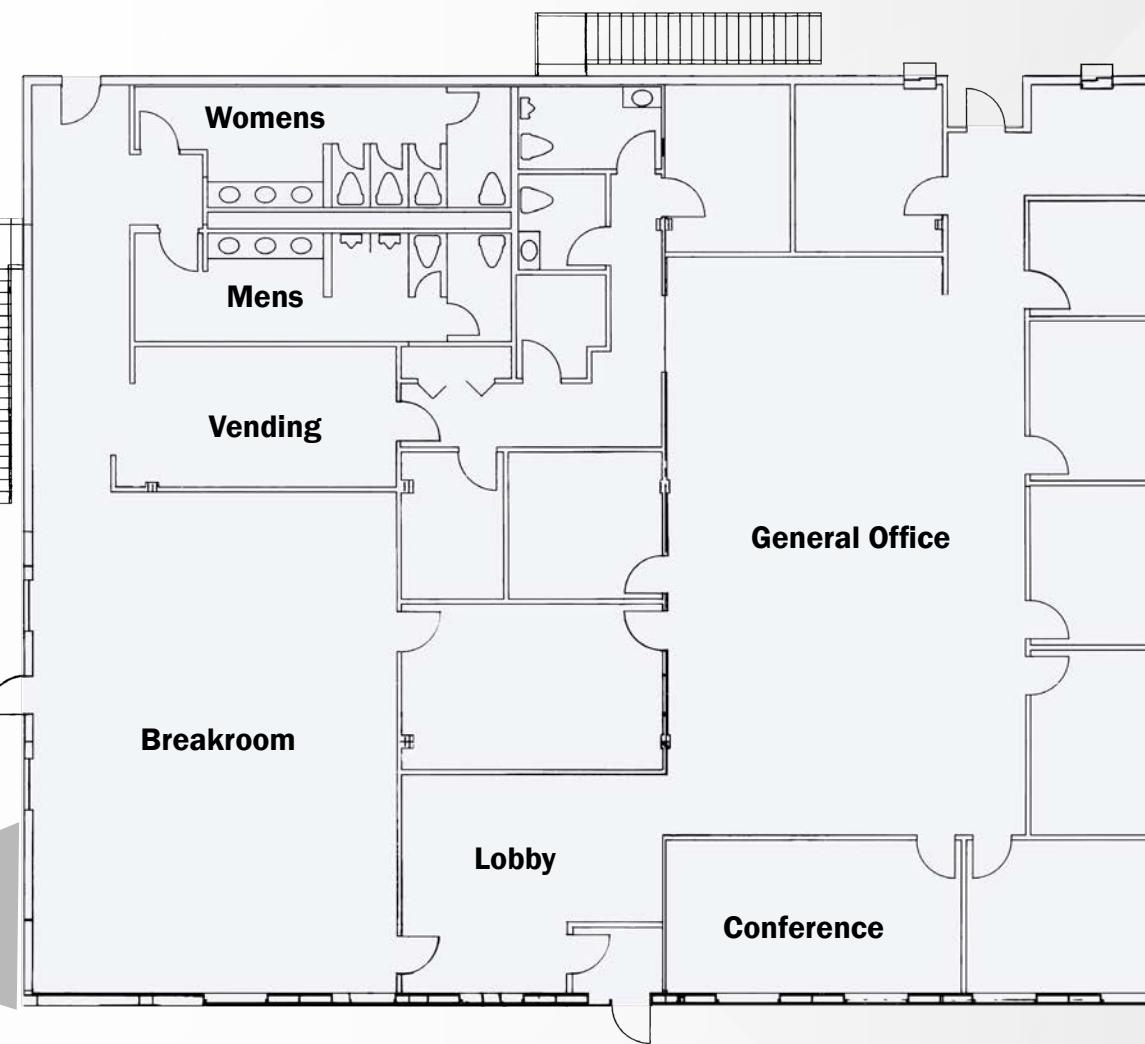
Building Specifications:

- Building Size: 556,287 SF
- Office Space: 6,480 SF
- Unfinished Mezzanine: 6,480 SF
- Rail: Within proximity (NS)
- Clear Height: 35'
- Lighting: LED with occupancy sensors
- Sprinkler System: ESFR
- Column Spacing: 40' x 40'
- Speed Bay: 60' x 40'
- Dock Doors: 57 (9' x 10') with 40,000 lbs Rite-Hite mechanical levelers with fully equipped packages
- Drive-Ins: One (12' x 14')
- Car Parking Spaces: 100
- Trailer Parking Spaces: 300
- Building Dimensions: 1,200' x 460'
- Truck Court Size: 120' deep
- Power: 2,000 amps / 480 volt 3-phase
- Trailer Drop Lot: Additional 27.5 AC dedicated trailer drop lot

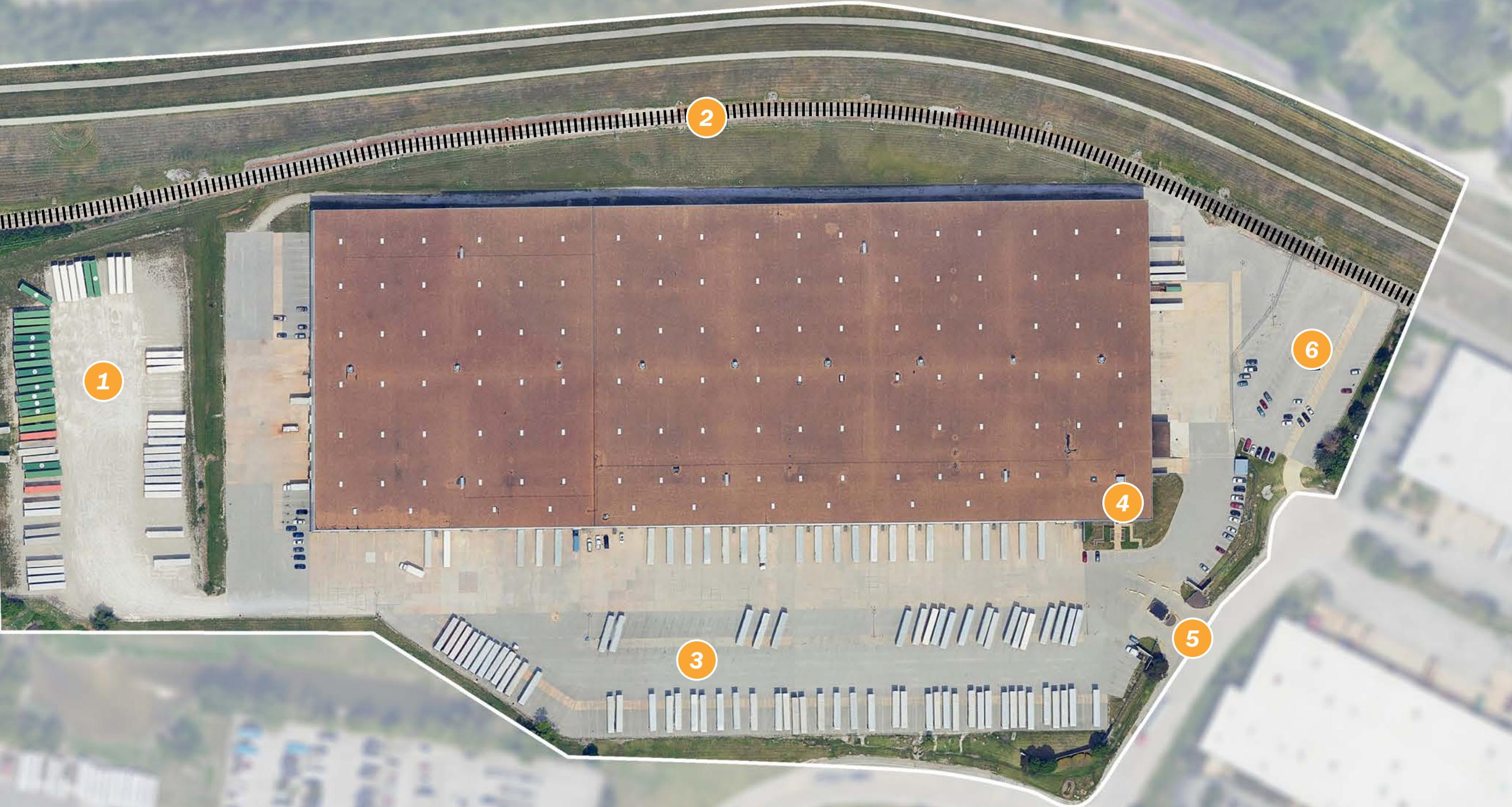
BUILDING FLOORPLAN



OFFICE LAYOUT



PROMINENT PROPERTY FEATURES



- 1 2.75 AC trailer drop lot
- 2 Norfolk Southern Railroad
- 3 Trailer stall parking
- 4 Office entrance
- 5 Entrance and exit with security guard booth and barrier arm gates
- 6 Employee parking lot



17 Miles to Illinois
via I-270



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IN THE HEART OF EARTH CITY

Apex of Earth City offers prime highway access via I-70 and I-270, with St. Louis Lambert International Airport just minutes away. The area is home to a number of major corporate tenants, reflecting its strong business environment. Nearby amenities include restaurants, retail, and entertainment venues making it a convenient and well-connected location for businesses.

MAJOR TENANTS

- 1 Roto-Rooter, Wayfair, Imperial Dade
- 2 USPS, DHL, XTRA Lease
- 3 Hussman Corporation
- 4 Geodis
- 5 Apollo Express
- 6 Hogan Truck
- 7 FedEx
- 8 New Balance
- 9 Mattress Firm
- 10 MiTek
- 11 PODS Moving & Storage
- 12 Trane Supply
- 13 Equifax
- 14 Frito-Lay
- 15 Chick-Fil-A

AREA AMENITIES

- 1 Cabela's
- 2 Olive Garden, Waffle House, Bob Evans, QuickTrip
- 3 Target, Aldi, Walgreens, St. Louis Bread Co, Jack in the Box
- 4 McDonald's
- 5 Dave & Buster's
- 6 Hollywood Amphitheater
- 7 Saint Louis Music Park
- 8 Hollywood Casino

0.9 miles

to Interstate 370

2.4 miles

to Interstate 70

4.0 miles

to Interstate 270

8.2 miles

to St. Louis Lambert International Airport

REGIONAL ADVANTAGES

St. Louis offers **significant regional advantages** for industrial operations with strong connections across the country. Strategically located at the intersection of major national highways, railways, and the Mississippi River, St. Louis serves as a **central logistics hub** with efficient access to key markets. Its multimodal transportation infrastructure—including one of the largest inland ports in the U.S., six Class I railroads, and proximity to Lambert International Airport—ensures cost-effective distribution and supply chain efficiency. Additionally, the region benefits from competitive real estate costs, a skilled labor force, and a business-friendly environment, making it an **ideal location for manufacturers and distributors** seeking to optimize national reach.



LOW RATES OF CONGESTION
ON INTERSTATES AND
ROADWAYS



ONE-DAY DRIVE OR LESS TO
MAJOR CITIES



THREE OF THE AREA'S
FOUR INTERSTATES REACH
COASTLINES

CONTINUOUS IMPROVEMENTS

The bi-state St. Louis region is demonstrating a clear and ongoing **commitment to infrastructure investment**, with more than \$8 billion allocated toward critical improvement projects. As of May 2024, over **\$500 million in infrastructure enhancements** have already been completed, and another **\$2.3 billion in projects are fully funded**—many of which are currently underway or nearing the start of construction. These efforts span vital areas such as roads, bridges, rail systems, ports, and airport facilities, reinforcing the region's strategic focus on supporting long-term economic development and strengthening its role as a national logistics and manufacturing hub.

- Source: St. Louis Regional Freightway's 2025 Priority Projects List

WELL-CONNECTED TO MAJOR U.S. INTERSTATES

I-44

St. Louis, Tulsa,
Oklahoma City

I-55

Chicago, St. Louis
Memphis, New Orleans

I-64

St. Louis, Louisville,
Charleston, Richmond

I-70

Denver, Kansas City,
St. Louis, Indianapolis,
Columbus, Baltimore



Travel Time Legend

1 Day

2 Days

3 Days

4 Days



APEX OF EARTH CITY

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