4601-4608 CROSSROADS INDUSTRIAL DR

11

BRIDGETON, MO 63044

FOR SALE: PRICE REDUCTION \$5,800,000.00

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INVESTMENT OVERVIEW

 STEVE BAHN
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- Rare opportunity to acquire a singletenant NNN industrial asset with a longterm tenant
- Two-property offering includes a 21,852 SF warehouse + office building on a total of 12.32 acres
- Tenant has been operating at this location
 for 20+ years as a trailer/tractor repair and
 trailer parking services company
- Great location in the center of the Bridgton/Earth City transportation & industrial hub, with easy access to Highways 70, 270 & 370





Stephen F. Bahn Commercial Real Estate . 5024 Griffin Road . St. Louis, MO 63128

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TWO-PROPERTY OVERVIEW







- 4601 4605 Crossroads Industrial Dr includes a 21,852 SF warehouse/office building on 9.41acres, with fenced and gated acreage behind building for trailer parking
- Warehouse has 10 service bays for trailer repair and multiple storage rooms

 Office includes large reception area, conference room, multiple offices, kitchenette/break room, storage, and bathrooms

- 4608 Crossroads Industrial Dr consists of a 2.91acre graveled lot for trailer parking
- Single tenant is operating both properties together under the same NNN lease terms



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TENANT PROFILE

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AAA Trailer Services, Inc. (https://aaatrl.com/) was established in 1995 when they recognized that the transportation industry needed high quality service providers, committed to providing dependable trailer repair services on a 24/7 basis. They focus on high quality service attributes, a standard of their daily practices. This focus on excellence has rewarded them with long-term customer relationships located all over The United States and Canada. Their success has allowed them to expand into two repair locations and complete trailer parking services to better serve their customers. They take pride in assuring their customers that no matter what time of day it is, they can call AAA Trailer Services, Inc. and they will be there, ready to assist them in whatever way possible.

Tenant Services

Trailer Repair Tractor Repair 24-Hour Mobile & Emergency Roadside Service Trailer Parking







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PROPERTY LOCATION

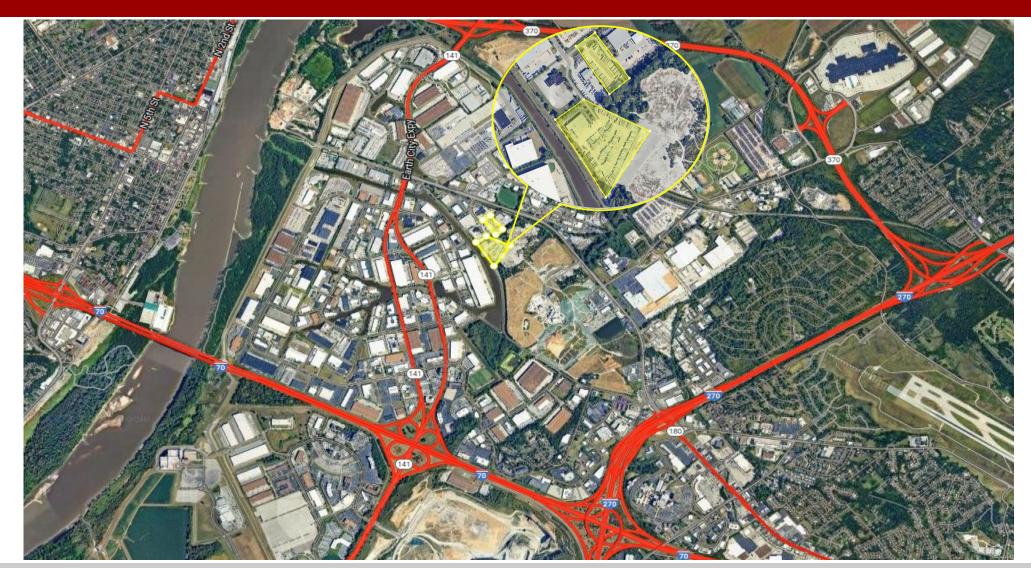
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SUMMARY

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OFFERING SUMMARY		
Sale Price: \$5,800,000.00		and the second second
Base Rent: \$408,000		
Lease Type: NNN		
Tenant: AAA Trailer Services, Inc.	Callere III	
Tenant Tenure: 20+ Years		
Lease Expiration: 8/1/2028		
Renewal Options: (2) x 5-Year Options		
Rent Increases: 10% Increase at each Renewal		
Building Size: 21,852 SF		
Total Acreage: 12.32 Acres		

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