

# 4601 - 4608 CROSSROADS INDUSTRIAL DR

BRIDGETON, MO 63044

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



STEPHEN F.  
**BAHN**  
COMMERCIAL REAL ESTATE SERVICES



## INVESTMENT OVERVIEW

- Rare opportunity to acquire a single-tenant NNN industrial asset with a long-term 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





## TWO-PROPERTY OVERVIEW



- 4601 - 4605 Crossroads Industrial Dr includes a 21,852 SF warehouse/office building on 9.41-acres, 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 2.91-acre gravelled lot for trailer parking
- Single tenant is operating both properties together under the same NNN lease terms



## TENANT PROFILE

**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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**STEVE BAHN**

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## PROPERTY LOCATION



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

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.



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## SUMMARY

### OFFERING SUMMARY

Sale Price: \$5,800,000.00

Base Rent: \$408,000

Lease Type: NNN

Tenant: AAA Trailer Services, Inc.

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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