

PRICE REDUCTION

Colliers

Single-Tenant HQ with Secure Outdoor Storage

Investment Opportunity | Confidential Offering Memorandum

4710 Earth City Expy

Bridgeton, MO 63044

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RECENT 5-YEAR TENANT RENEWAL

SALE PRICE: \$6,615,000

CAP RATE: 7.5%

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This Offering Memorandum contains select information pertaining to the business and affairs of 4710 Earth City Expressway, Bridgeton, MO 63044 (the "Property"). It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by our agents from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

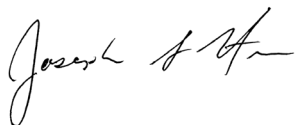
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Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property at the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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Exclusively Offered By:



Joseph S. Hill, CCIM, SIOR
Executive Vice President



Table of Contents

04 Offering Summary

05 Investment Highlights

06 Property Overview

08 Tenant Information

09 Lease Abstract

10 Location Information



Offering Summary

Colliers is pleased to exclusively offer the fee simple interest in a single-tenant net-leased industrial property located at 4710 Earth City Expressway, in St. Louis, Missouri.

The property has served as Dent Wizard's Headquarters and training center since the property was built in 2000. Dent Wizard recently renewed its lease for an additional five (5) years.

Unique features of the property include 220 parking spaces (4.4:1000), plus 1.75 acres of fenced outdoor storage, 25' - 27' clear ceiling height, heavy power, and an ESFR sprinkler system.

SALE PRICE:

\$6,615,000 (\$131.43/SF)

CAP RATE:

7.5% on NOI starting 8/1/2025

PROPERTY ADDRESS:

4710 Earth City Expy
Bridgeton, MO 63044

TENANT:

Dent Wizard
International, LLC

PROPERTY TYPE:

Industrial HQ

BUILDING SIZE:

50,332 SF

LAND AREA:

7.58 acres (approx. 5.70
acres usable)

FLOOR AREA COVERAGE:

20% (excluding detention
area)

YEAR BUILT:

2000

PRIMARY TERM:

Five (5) years (renewed
6/1/2024)

LEASE EXPIRATION:

May 31, 2029

YEAR 1 NOI:

\$494,961 (as of 8/1/2025)

Investment Highlights

INDUSTRIAL OUTDOOR STORAGE (IOS):

In addition to a 4.4:1000 parking ratio and ample loading area, the property includes 1.75 acres of fenced outdoor storage, which is highly sought after and rarely available in St. Louis County.

ANNUAL RENT INCREASES:

The base rent increases three percent (3%) annually through the lease term and the 5-year renewal option.

MISSION CRITICAL FACILITY:

The property has served as Dent Wizard's HQ and national training center since 2000 and through the sale of the company in February 2020. Dent Wizard recently renewed its lease in 2024.

LOCATION:

The property is located in St. Louis' Earth City submarket, one of St. Louis' strongest industrial submarkets, with quick access to I-70 and I-270.



Property Overview

PROPERTY ADDRESS:

4710 Earth City Expy, Bridgeton, MO 63044

LAND AREA:

7.58 acres total / ~5.69 acres usable

YEAR CONSTRUCTION

2000

PARKING:

220 Spaces (4.4:1,000) + outdoor storage

ROOF:

Original built-up roofing (BUR) system with mineral-surfaced cap sheet

HVAC SYSTEMS:

Roof-mounted package units installed at various times between 2002 to 2019

SPRINKLER SYSTEM:

ESFR

LOADING:

Three (3) 12' x 14' and one (1) 10' x 10' grade level doors

OTHER:

1.75 acres of outdoor storage

OFFICE FINISH:

27,855 SF of finished area

ZONING:

M-1

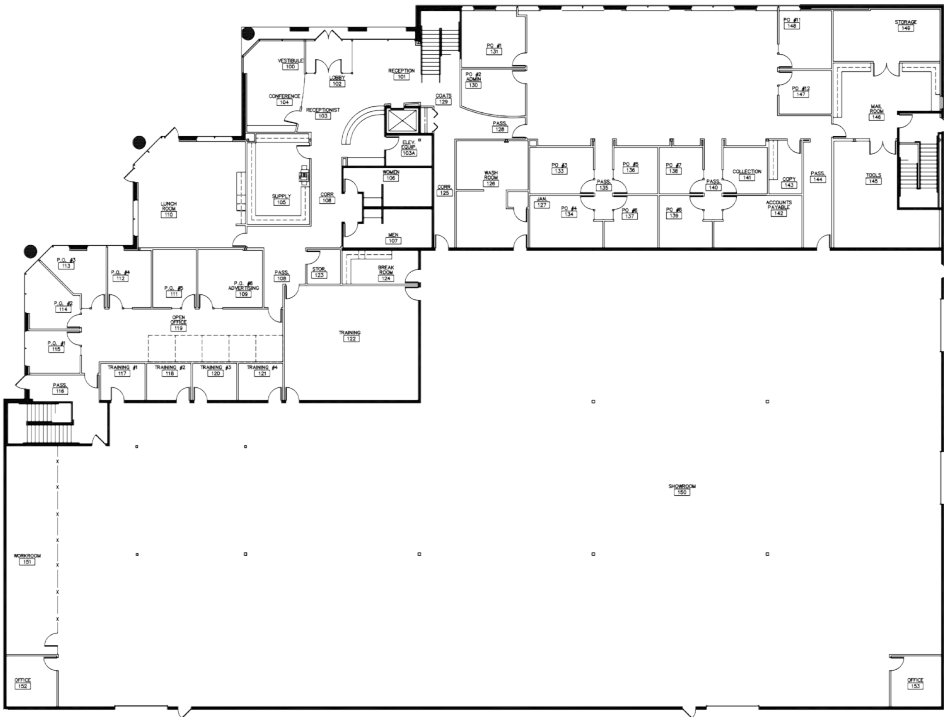
2024 TAXES:

\$168,054 (\$3.34/SF)

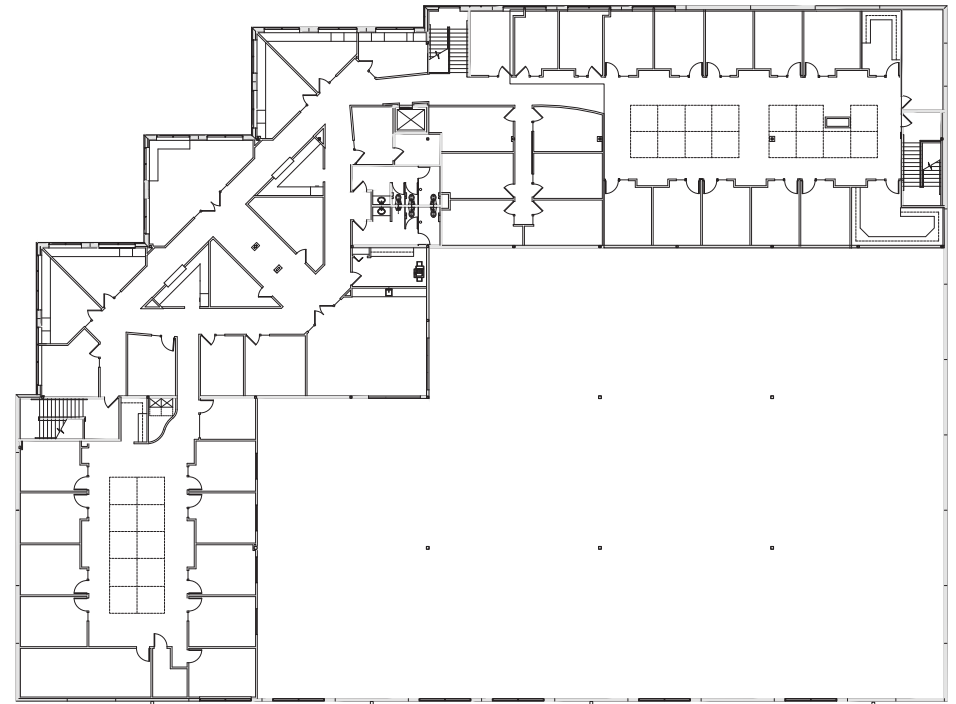


Floor Plans

First Floor



Second Floor



Tenant Information

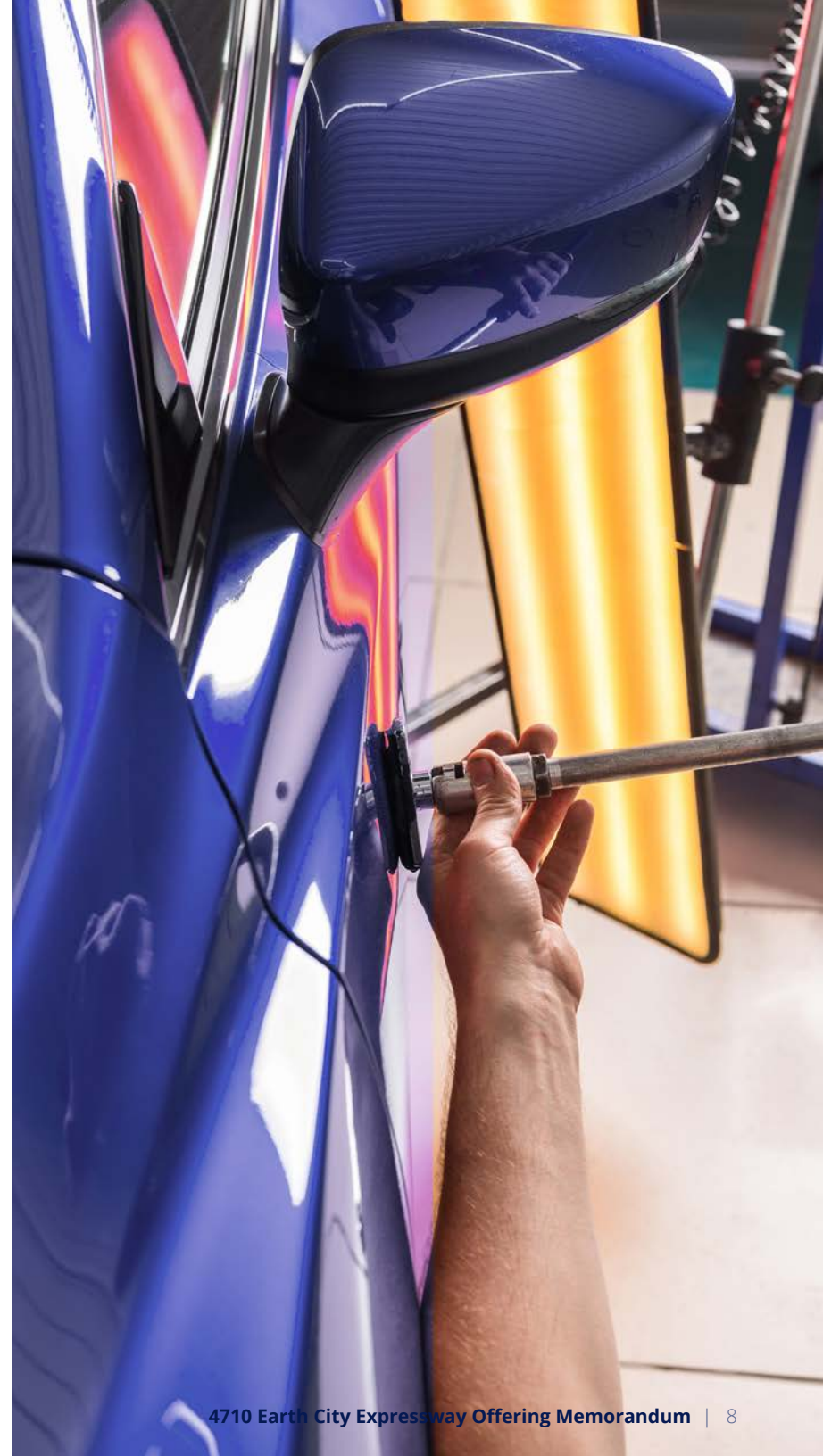


Dent Wizard, established in 1983, is North America's largest provider of automotive reconditioning services and vehicle protection products. Services include paintless dent removal, minor body repair including bumpers, wheel restoration, interior repair, appraisal and catastrophe support, key origination and duplication, plus finance & insurance products.

Dent Wizard serves many of the automotive industry's leading companies through a diverse mix of customer channels: dealers, auctions, rental, finance & insurance and catastrophe/OEM, which includes auto body shops and insurance companies.

Dent Wizard is transforming the automotive reconditioning and vehicle protection markets through its full-service solutions and unmatched scale and expertise.

In 2020, Dent Wizard was acquired by Dealer Tire, a portfolio company of Bain Capital.



Lease Abstract

Tenant:	Dent Wizard International LLC, a Delaware limited liability company			
Premises:	4710 Earth City Expressway, Bridgeton, MO 63044 50,332 SF on 7.584 acres			
Expiration:	5/31/2029			
Base Rent:	Dates	Annual Base Rent	Monthly Base Rent	Per SF
	6/1/2024 - 5/31/2025	\$478,154	\$39,846.17	\$9.50/SF
Annual Increases:	Three percent (3%) annual base rent increases			
Landlord Responsibilities:	Replacement (but not the maintenance or repair) of roof, foundation, floor slab, structural components and parking lot. Landlord can pass through the cost of replacing the parking lot to Tenant over the useful life of the parking lot.			
Tenant Responsibilities:	Maintenance, repair and replacement of all components that are not stated as a Landlord responsibility. Reimbursement for all taxes and insurance.			
T.I. Allowance:	\$352,324 to be disbursed upon completion of tenant's improvements.			
Renewal Option:	One (1) 5-year renewal option			
Renewal Rent:	Year 1: \$556,514.16 (\$11.05 per SF) Three Percent (3%) Annual Increases			
Security Deposit:	None			
Estoppel:	Ten (10) days from written request. Included as an exhibit to the Lease.			

Location



Location Information

St. Louis Overview

St. Louis, Missouri is centrally located, allowing businesses to reach East and West Coast locations with ease and affordability. A community with a remarkably low cost of living for all of the comforts and attractions it affords, St. Louis is a big city with the convenience and connectedness of a smaller one.

Greater St. Louis is one of the largest educational markets in the U.S. Over 30 four year colleges and universities in the St. Louis MSA enroll approximately 120,000 students. These colleges award over 28,000 Bachelor's or higher degrees each year. Greater St. Louis is also one of the most tax friendly regions in the country for doing business, even before additional incentives are taken into account. Missouri, one of the lowest tax rates in the country; the Tax Foundation ranks Missouri as 3rd best for Corporate Income Tax.

The St. Louis area benefits from a highly diversified economy that doesn't lean heavily on any particular sector and provides a high degree of stability. The following industry clusters are best represented: financial & information services, bioscience, multimodal logistics & manufacturing and health science & services.

Top Area Employers

BJC HealthCare

**SCOTT AIR
FORCE BASE**

**Washington
University in St. Louis**

SSMHealth.

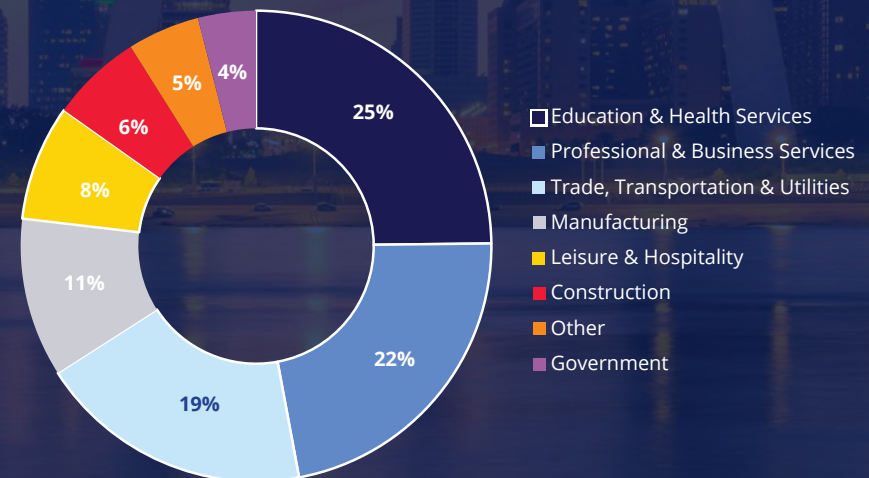
Mercy

Schnucks

BOEING

**SAINT LOUIS
UNIVERSITY.**

St. Louis MSA Demographics



Earth City Overview

Earth City is a 1,360-acre, mixed-use business community, home to a vast array of industries. Tenants and owners include major medical facilities, pharmaceutical companies, fully-integrated information and communications technology firms, education for higher learning establishments, manufacturing and distribution centers, financial institutions, hotels, restaurants, convenience stores, and other service-related establishments. Many of these groups are Fortune 500 companies.

A pioneering project in master planning and design, Earth City is recognized as a success story among business and industrial parks nationally. Now fully developed, the project has about five million square feet of building space and is protected by a 500-year levee built to the highest standards established by the US Army Corps of Engineers. The development standards and controls created in conjunction with the master plan ensure that all properties meets those standards and that the business park will be maintained according to high standards for years to come.

The strategic location is a key reason for the success of many Earth City businesses. Located just 5 minutes west of St. Louis Lambert International Airport, it is also less than one mile west of the busiest major highway intersection in Missouri. Earth City is bounded on the west by the Missouri River, on the south by Interstate 70, on the north by Missouri Route 370, and on the east by Interstate 270. It is within three miles of the four major river-crossing bridges over the Missouri River.

Demographics from Site

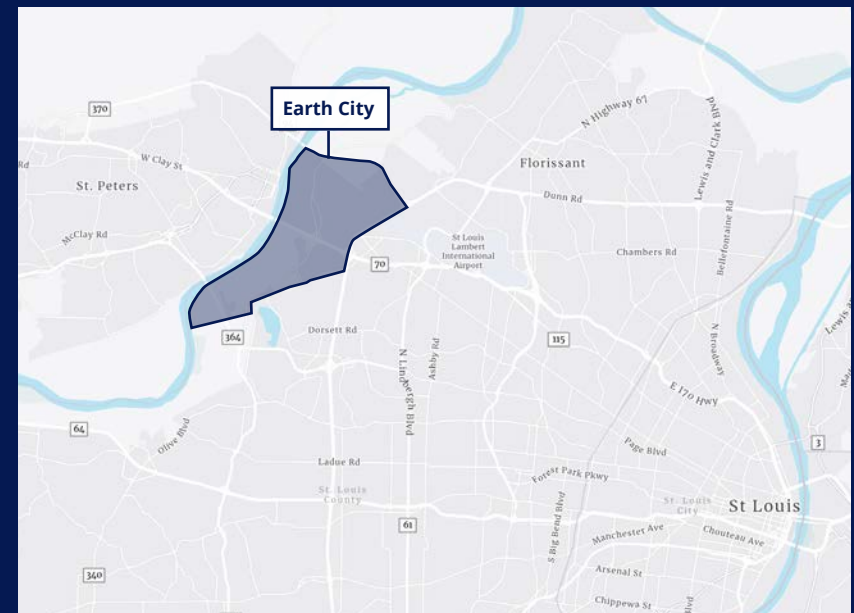
	2 Miles	4 Miles	6 Miles
Population	7,034	73,274	173,203
Average HH Income	\$98,237	\$100,599	\$102,399
No. of Business	1,646	3,858	8,094
No. of Workers	35,567	73,122	142,997

Major Corporate Tenants

Spectrum



FedEx



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For further information, please contact:

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