

5% COMMISSION TO PROCURING BROKER!

*lease must be signed before Q3 2026

100% Climate Controlled

Office Area Newly Renovated



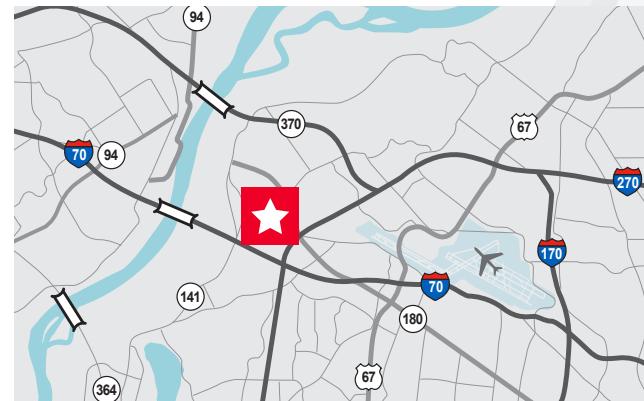
FOR LEASE

3144 CORPORATE EXCHANGE CT
BRIDGETON, MO 63044

96,480 SF CLASS A DISTRIBUTION FACILITY

Property Highlights

Total Building Area:	260,160 SF
Total Available Area:	96,480 SF
Office Area:	±3,345 SF
Clear Height:	28'
Loading:	12 Docks 1 Drive-In
Column Spacing:	42' x 40'
Fire Suppression:	ESFR
Roof:	New in 2022 with 20 Year Warranty
HVAC:	100% Climate Controlled
Electrical:	800 amps 277/480V 3-Phase
Lease Rate:	\$5.45/SF NNN



Owned By

maple^{tree}

Leasing By

 **CUSHMAN &
WAKEFIELD**

MATT EASTIN, SIOR, CCIM

+1 314 746 0350

matt.eastin@cushwake.com

ED LAMPITT, SIOR, CCIM

+1 314 746 0383

ed.lampitt@cushwake.com

FOR LEASE

3144 Corporate Exchange Ct

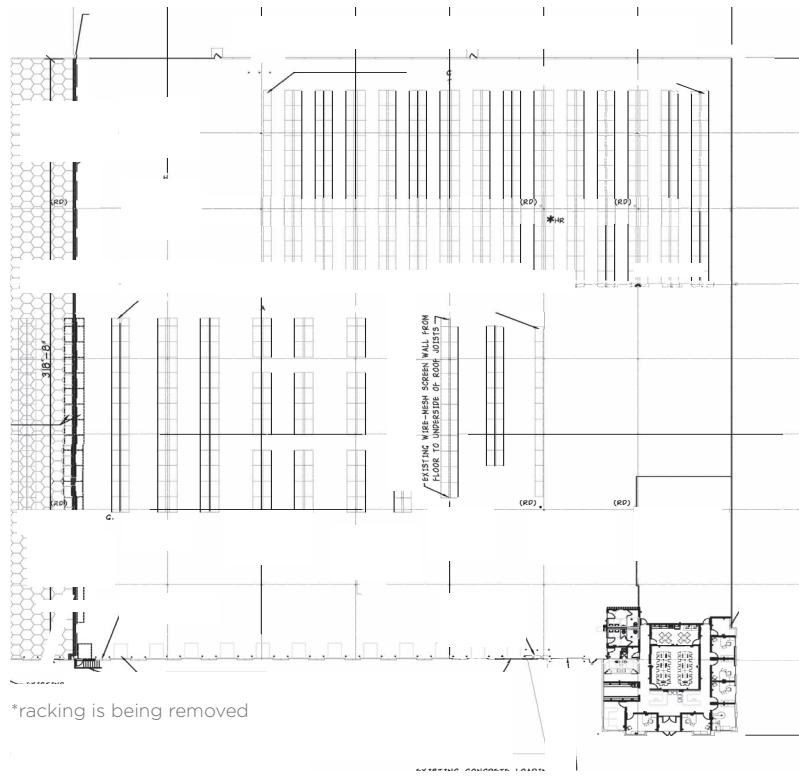
Bridgeton, MO 63044



AERIAL



FLOOR PLAN



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.