

**5% COMMISSION TO PROCURING BROKER!**

\*lease must be signed before Q3 2026

**100% Climate Controlled**

**Office Area Newly Renovated**

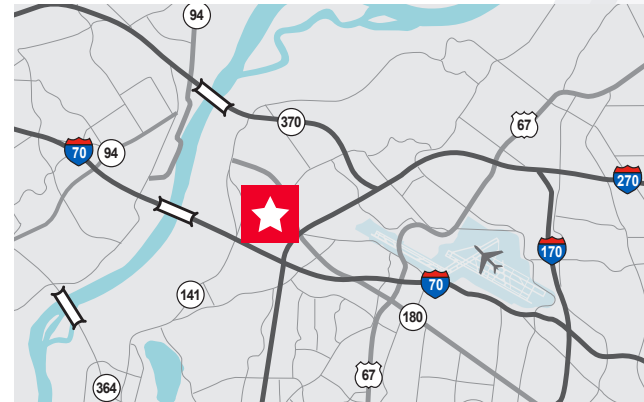
**FOR  
LEASE**

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:	<b>\$5.45/SF NNN</b>



Owned By  
**maple<sup>tree</sup>**

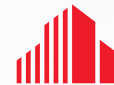
Leasing By  
 CUSHMAN &  
WAKEFIELD

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FOR LEASE

3144 Corporate Exchange Ct  
Bridgeton, MO 63044

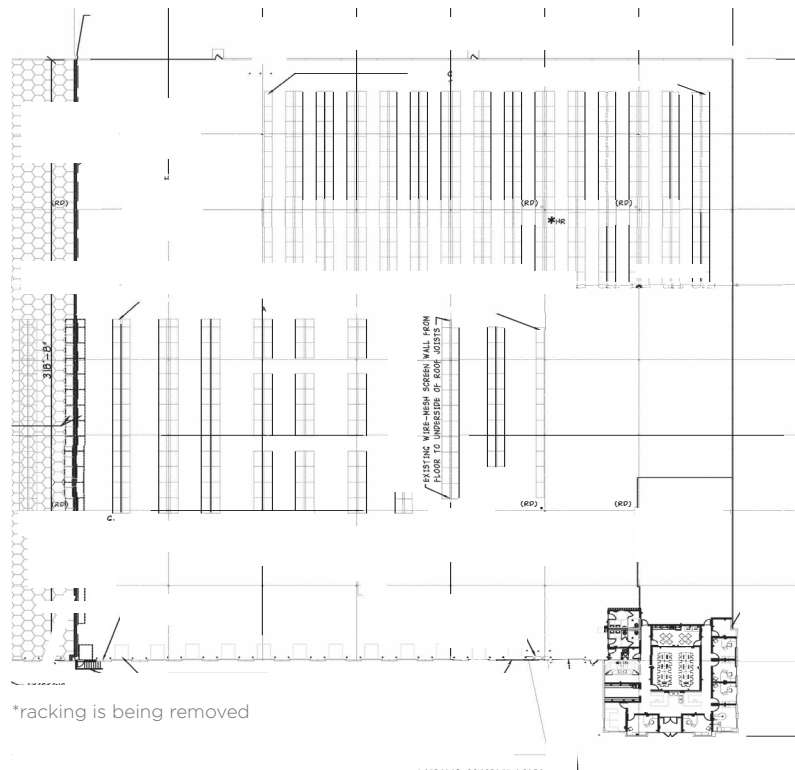


CUSHMAN &  
WAKEFIELD

## AERIAL



## FLOOR PLAN



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