



MEDIC ONE CORPORATE LOCATION
13892 SAINT CHARLES ROCK RD, BRIDGETON, MO

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EXECUTIVE SUMMARY

Graystone Capital Advisors are pleased to present a premier industrial property located at 13892 Saint Charles Rock Rd, Bridgeton, MO. This well-maintained facility offers 30,408 square feet of industrial space, situated on 3.08 acres of prime real estate. Built in 1998, the property is currently leased to a regional ambulance operator with a strong credit profile and 9 years of term remaining. The property is strategically located with excellent access to major roadways, making it a highly desirable location for logistics, distribution, or other industrial uses.



INVESTMENT HIGHLIGHTS

- Long-term lease with a financially stable tenant
- Located in the high demand industrial area on the NW side of the St Louis MSA
- Strong industrial location in the submarket with solid growth potential
- 9 years of remaining lease term, ensuring consistent rental income
- Ideal for investors seeking a stable, low-risk commercial property with a creditworthy tenant
- 2% annual increases begin 1/1/29
- Approximately \$1,000,000 in improvements in 2022

KEY FINANCIAL DATA

PRICE	\$5,350,000
CAP RATE	6.1%
LEASE TYPE	NNN
LEASE COMMENCEMENT	1/1/2024
LEASE EXPIRATION	12/31/2033



TENANT SUMMARY



WEBSITE	WWW.MEDIC-ONE.INFO
COMPANY TYPE	AMBULANCE SERVICE
YEAR FOUNDED	1983
NO. OF LOCATIONS	14
HEADQUARTERED	JONESBORO, ARKANSAS
ANNUAL REVENUE	\$29.7M
TOTAL EMPLOYEES	110+

Medic One Ambulance is a healthcare provider offering emergency and non-emergency medical transportation services delivering Advanced Life Support (ALS) and Basic Life Support (BLS) ambulance services to communities 24/7, 365 days a year. Medic One Ambulance was purchased by WLRC Medical.

Key Features:

- Staffed by highly trained paramedics and EMTs.
- Equipped with the latest medical technology.
- Focused on reducing response times to ensure timely care.



SAINT CHARLES

LINDENWOOD UNIVERSITY

THE OFFERING

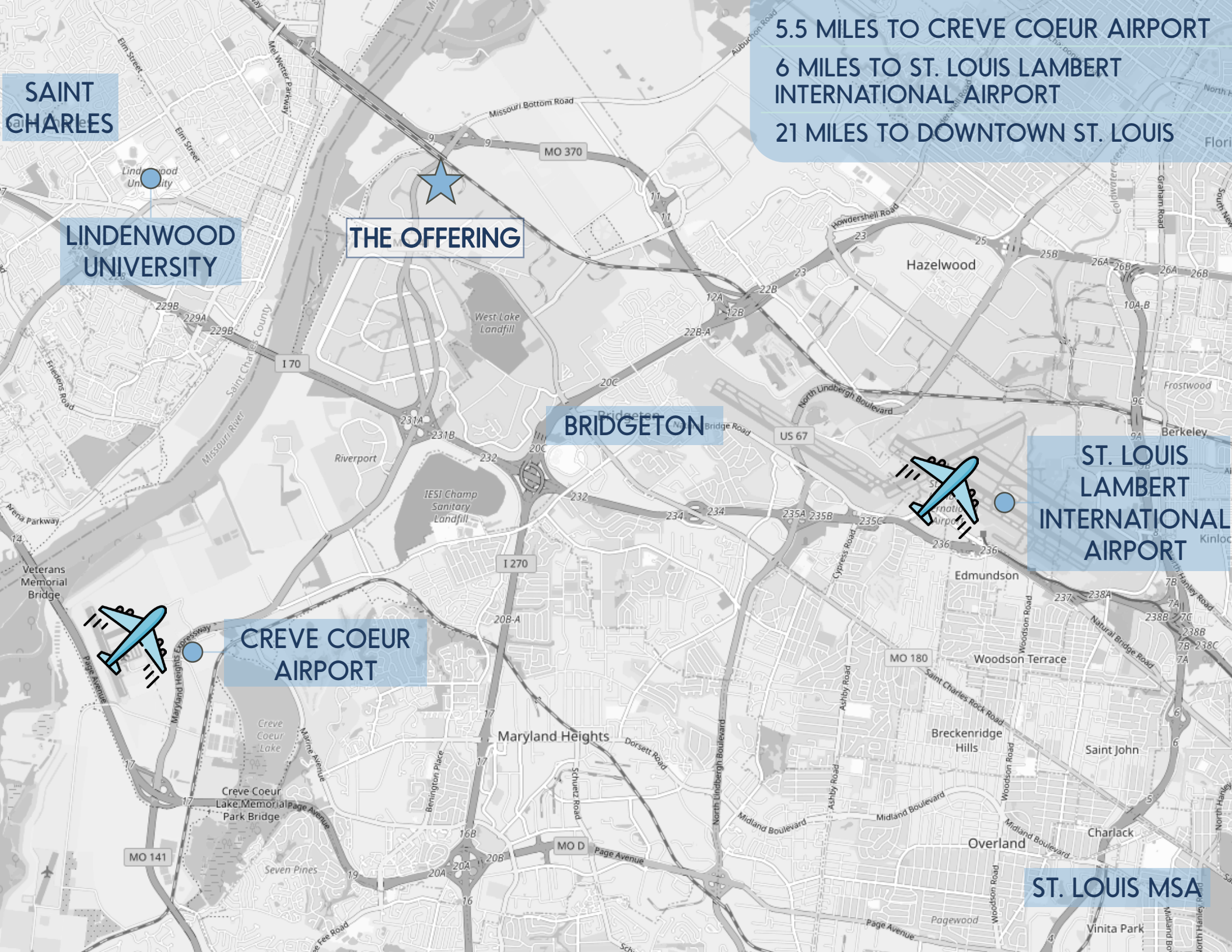
BRIDGETON

CREVE COEUR AIRPORT

ST. LOUIS LAMBERT INTERNATIONAL AIRPORT

ST. LOUIS MSA

5.5 MILES TO CREVE COEUR AIRPORT
6 MILES TO ST. LOUIS LAMBERT INTERNATIONAL AIRPORT
21 MILES TO DOWNTOWN ST. LOUIS



THE OFFERING

ST CHARLES ROCK RD

EARTH CITY EXPY





MISSOURI RIVER

KOCH AIR

LENNOX STORES

BLUELINX

WHIRLPOOL BRIDGETON RDC

INTERSTATE BATTERIES DISTRIBUTOR

KEEFE SUPPLY

HOGAN TRUCK LEASING & RENTAL

MANHEIM ST. LOUIS

THE OFFERING



UNITED RENTALS

PROSOURCE OF ST. LOUIS

BEST TRANSPORTATION

UPS EARMO

MATTRESS FIRM

NEWBALANCE

ENTERPRISE TRUCK RENTAL

JON-DON ST. LOUIS

FEDEX SHIP CENTER

MARKET OVERVIEW

Bridgeton, Missouri, is a suburban city located in northwestern St. Louis County. Established in the early 19th century, it has grown from a small farming community into a bustling residential and commercial hub. Bridgeton is strategically positioned near major highways and Lambert-St. Louis International Airport, contributing to its development as a transportation and logistics center. The city offers a mix of residential neighborhoods, parks, and shopping areas, with a strong sense of community. Bridgeton also faced environmental challenges related to a landfill site, which has been a focal point for local and federal attention.

POPULATION

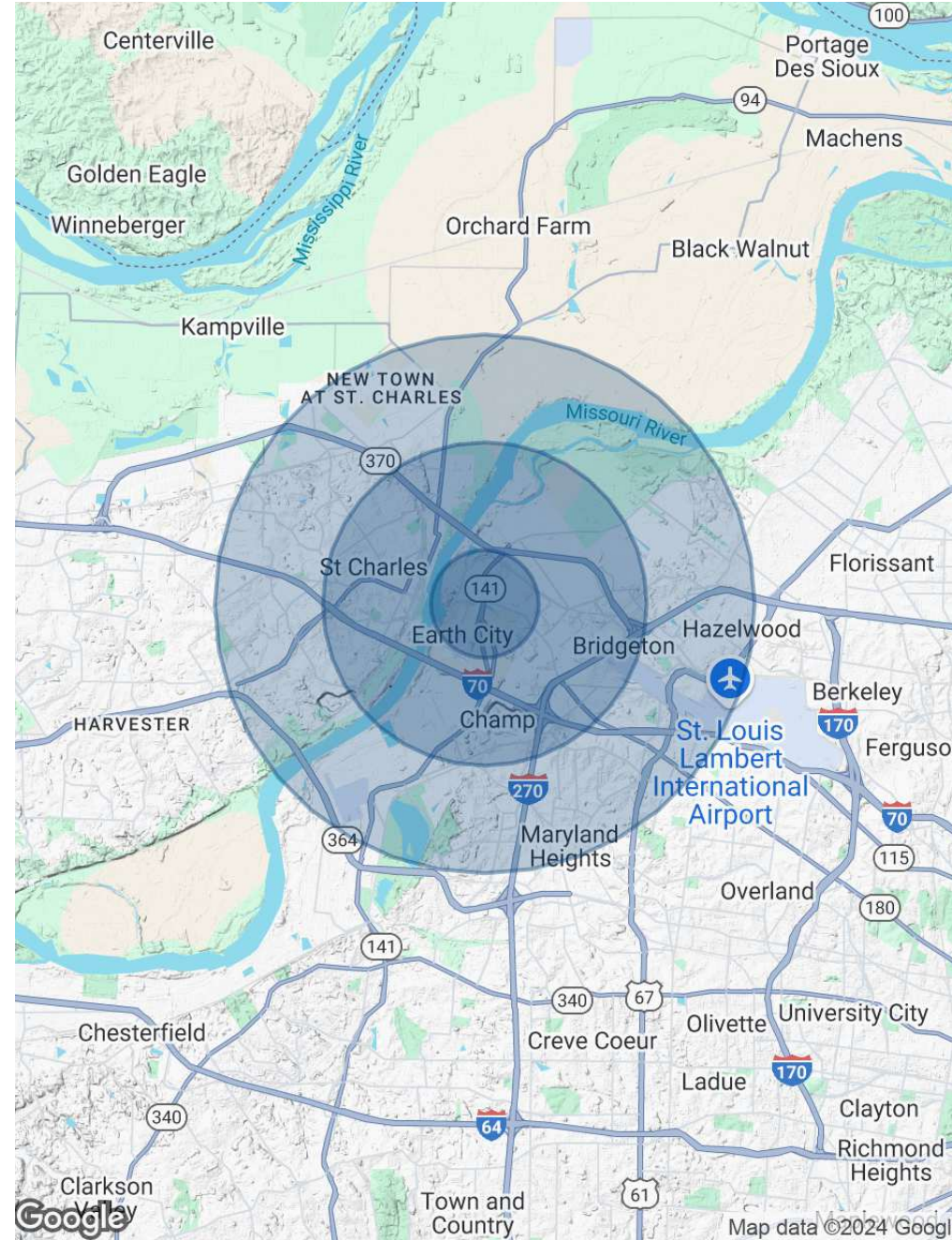
	1 MILE	3 MILES	5 MILES
Total Population	5	31,476	118,368
Average Age	45	41	41
Average Age (Male)	43	39	40
Average Age (Female)	47	42	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3	13,454	50,812
# of Persons per HH	1.7	2.3	2.3
Average HH Income	\$65,316	\$92,412	\$100,881
Average House Value	\$229,486	\$270,627	\$275,755

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	3	22,767	82,686
Total Population - Black	2	4,236	16,755
Total Population - Asian	0	772	5,941
Total Population - Hawaiian	0	31	64
Total Population - American Indian	0	95	371
Total Population - Other	0	1,199	3,709



PROPERTY PRICING

PROPERTY SUMMARY

ADDRESS	13892 SAINT CHARLES ROCK RD. BRIDGETON, MO, 63044
APN	09O-14-0154
YEAR BUILT	1998
GLA	30,408 SF
LOT AREA	3.02 AC
ZONING	M-1
TYPE OF OWNERSHIP	FEE SIMPLE

PRICING

PRICE:	\$5,350,000
CAP RATE:	6.1%
PRICE/SF:	\$175.94

LEASE OVERVIEW

PROPERTY SUB-TYPE	WAREHOUSE/DISTRIBUTION
GUARANTOR	WLRC MEDICAL OF ARKANSAS, LLC
LEASE TYPE	NNN
LEASE COMMENCEMENT	1/1/2024
LEASE EXPIRATION	12/31/2033
OPTIONS	ONE, 10-YEAR OPTION
RENTAL INCREASES	2% ANNUAL INCREASE AFTER 2028
TENANT PURCHASE RIGHTS	AT END OF TERM
ROFR	IN PLACE

ANNUALIZED OPERATING DATA

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
CURRENT - 12/31/2024	\$326,472	\$27,206	\$10.74
01/01/2025 - 12/31/2025	\$326,472	\$27,206	\$10.74
01/01/2026 - 12/31/2026	\$326,472	\$27,206	\$10.74
01/01/2027 - 12/31/2027	\$326,472	\$27,206	\$10.74
01/01/2028 - 12/31/2028	\$326,472	\$27,206	\$10.74
01/01/2029 - 12/31/2029	\$333,000	\$27,750	\$10.95
01/01/2030 - 12/31/2030	\$339,660	\$28,305	\$11.17
01/01/2031 - 12/31/2031	\$346,452	\$28,871	\$11.39
01/01/2032 - 12/31/2032	\$353,376	\$29,448	\$11.62
01/01/2033 - 12/31/2033	\$360,444	\$30,037	\$11.85

