

13511

13515

FOR SALE

13511 & 13515 Northwest Industrial Drive

Bridgeton, MO 63044

Asking Price:

\$1,300,000
(\$89.65 PSF)

CONTACT US

Joseph Hill, CCIM, SIOR

Executive Vice President
+1 314 584 6213
joseph.hill@colliers.com

Colliers

101 South Hanley Road
Suite 1400
St. Louis, MO 63105
+1 314 863 4447
colliers.com/stlouis

Two-Building Industrial Opportunity for User/Investor

Highlights

- 14,500 SF total between two buildings on 1.39 acres
- 7,500 SF available for owner/user opportunity
- 7,000 SF leased, offering excellent in-place income and future expansion potential for owner occupant
- Located in the highly-desirable Earth City submarket with exceptional access to I-70, I-270, and regional distribution hubs

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BUILDING DETAILS

13511 Northwest Industrial Drive

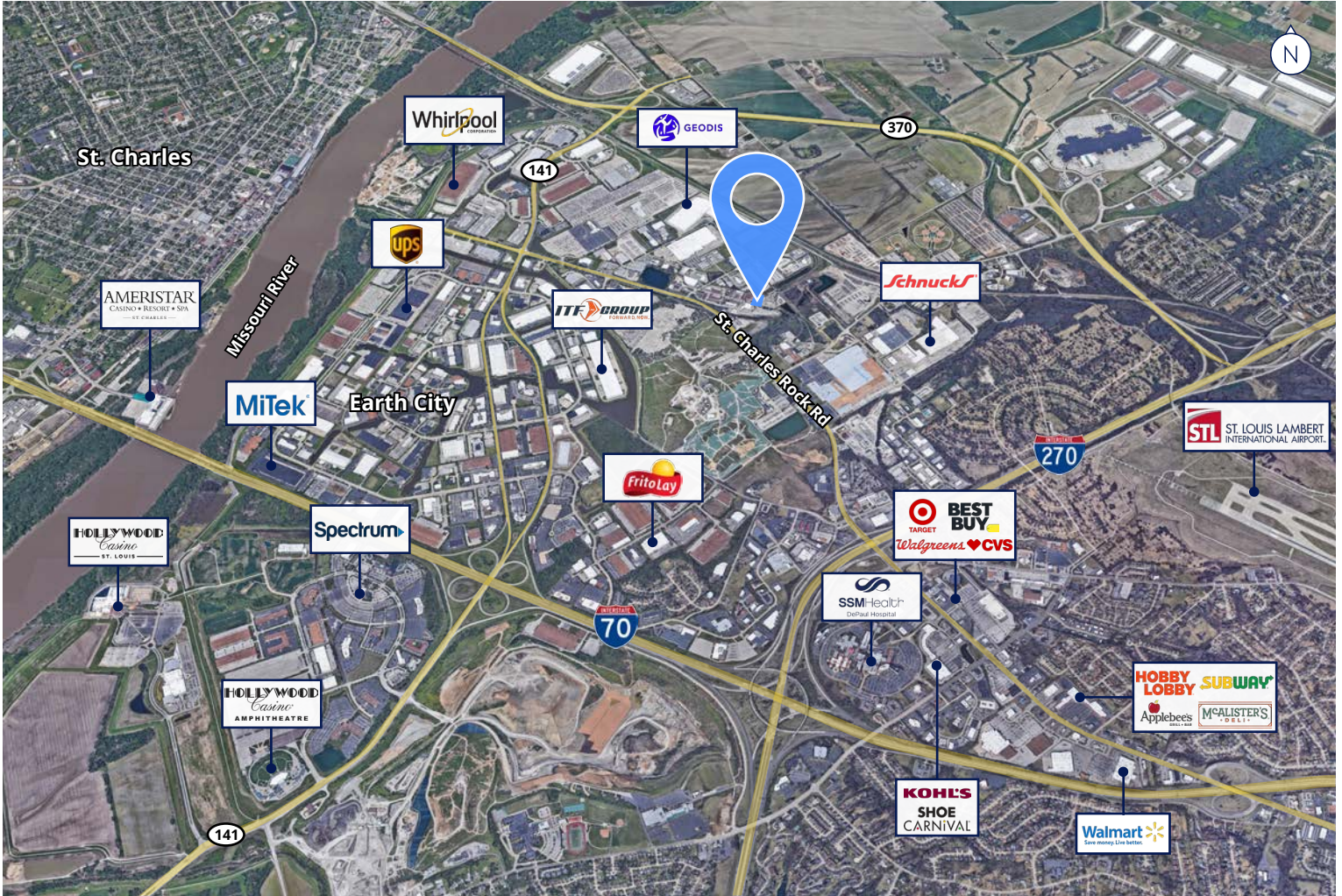
Building Size:	7,000 SF
Clear Height:	15' at eaves
Construction:	Clear-span metal
Loading:	3 docks / 1 drive-in
Office Build-Out:	~10%
Occupancy Status:	Fully leased through February 28, 2027 with three 1-year renewal options
Current Rent:	\$58,046.52 yearly (\$8.30 PSF, NNN) with 3% annual increases
Landlord Costs:	Replacement of roof only

13515 Northwest Industrial Drive

Building Size:	7,500 SF
Clear Height:	15' at eaves
Construction:	Clear-span metal
Loading:	1 dock / 1 drive-in
Office Build-Out:	~20%
Power:	Heavy power
Occupancy Status:	Available for occupancy June 30, 2026



LOCATION



Demographics	Population	Households	Average HH Income	Employees	Businesses
3 Miles	23,013	10,353	\$95,280	51,476	2,540
5 Miles	119,646	52,035	\$96,459	101,629	5,851
7 Miles	277,983	119,285	\$98,041	182,819	11,388

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