

For Lease

Legacy Properties LLC

4301 Bridgeton Industrial Drive

Bridgeton, Missouri | Lots 5A & 5B



Rare Bridgeton / St. Louis County Office, Shop & Outside Storage Opportunity

Property Highlights

6,500 SF

Main Office Building

**2,480 SF
Shop**

Three Entry Bays

**900 SF + 1
Acre**

Mezzanine & Gravel
Yard

Available 8/1/26

Annual NNN: \$144,110

Offering Summary

4301 Bridgeton Industrial Drive offers a hard-to-find combination of finished office space, dedicated shop area and usable outside storage in Bridgeton, Missouri. Opportunities with this mix of office, shop and operational yard area remain limited in the St. Louis County market.

Key Features

- Rare Bridgeton / St. Louis County office, shop and outside storage opportunity
- 6,500 SF main office building with small warehouse component
- 2,480 SF shop building with three entry bays
- 900 SF mezzanine
- Approximately 1.0 acre gravel outside storage yard
- Gated access and functional yard layout
- Ideal for contractors, building supply users, service firms and trade operations
- Available August 1, 2026

Lease Economics

Main office building **\$104,000 / year**
6,500 SF @ \$16.00

Shop building **\$7,440 / year**
2,480 SF @ \$3.00

Outside storage yard **\$32,670 / year**
43,560 SF @ \$0.75

Total Annual NNN
\$144,110 | \$12,009 per month

Shop + Yard Area



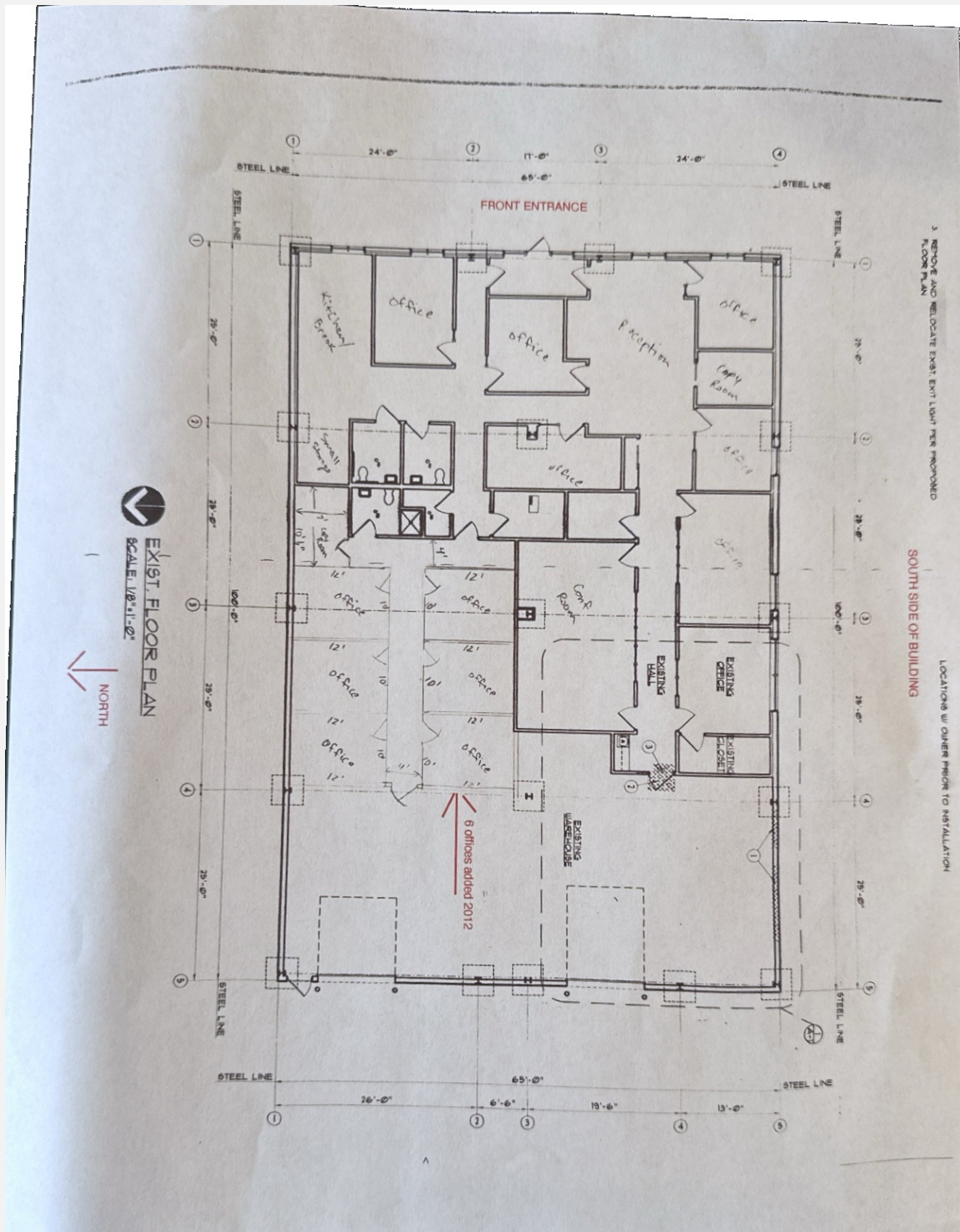
Gated Access



Ideal Users: contractors, building supply companies, service firms and other users requiring refined office space paired with dedicated shop area and operational outside storage.

Existing Floor Plan

Illustrative layout for space planning reference



Existing floor plan shown for reference. Layout depicts a reception-oriented office buildout with multiple private offices and support areas. Dimensions and layout should be independently verified by prospective tenants.

Aerial Overview

Rare Bridgeton / St. Louis County
office, shop & outside storage



Site Positioning

Rare Bridgeton / St. Louis County office, shop and outside storage configuration with gated access and functional yard area.

Opportunities combining finished office space, separate shop functionality and operational yard area remain limited in the Bridgeton / St. Louis County industrial market.

Contact Owner

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