

100% Climate Controlled

Office Area Newly Renovated



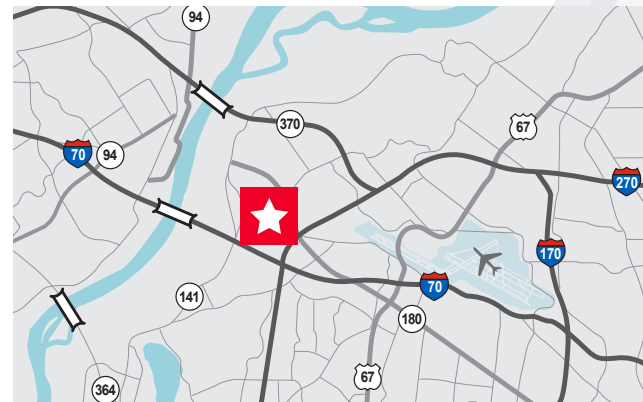
**FOR
LEASE**

**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
mapletree

Leasing By
**CUSHMAN &
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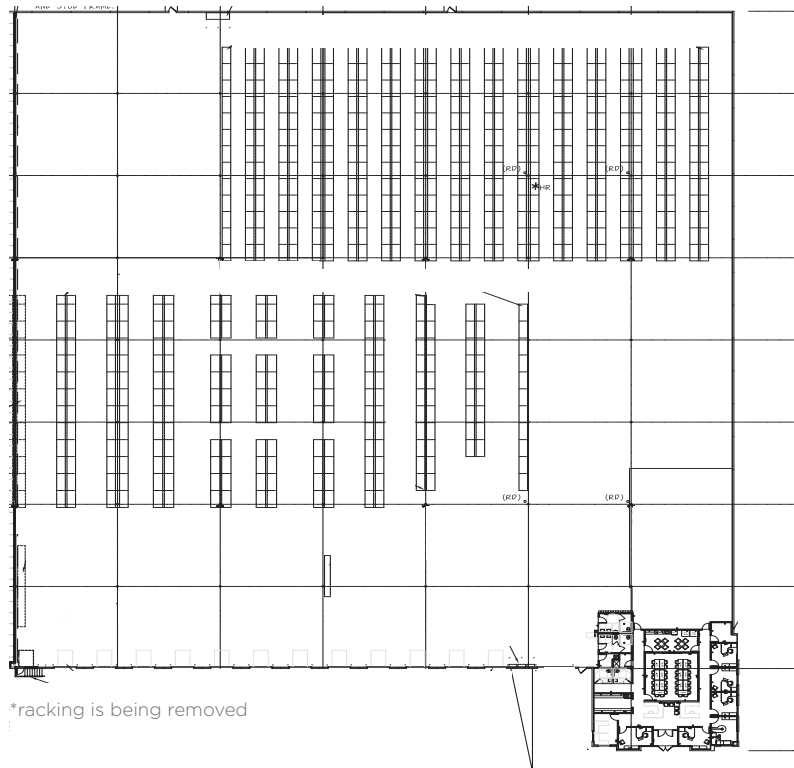
3144 Corporate Exchange Ct
Bridgeton, MO 63044



AERIAL



FLOOR PLAN



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