13816 MISSOURI BOTTOM RD BRIDGETON, MO 63044



PROPERTY DETAILS

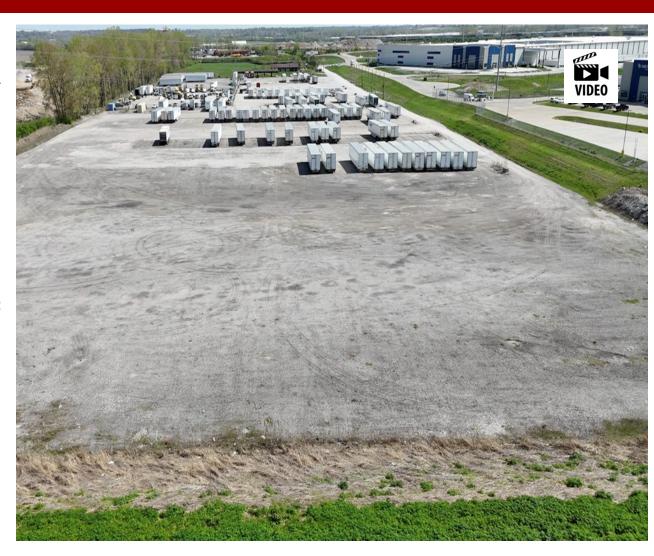
BRIAN MCCUNE

314.276.5493 (CELL) 314.849.5858 (OFFICE) Brian@bahnrealty.com STEVE BAHN

314.503.7601 (CELL) 314.849.5858 (OFFICE) Steve@bahnrealty.com

PROPERTY HIGHLIGHTS

- Premises: Up to 15 acres available (divisible for multi-tenant use)
- Existing Building: Approx. 3,500 SF structure; includes approx. 1,500 SF office/utility space with restrooms (available for lease separately)
- Recent Site Improvements: gated entrance, additional fencing, gravel with geogrid, and enhanced lighting
- Access: Direct access to Hwy 370 and Hwy 141;
 connections to Hwy 70 and Hwy 270
- Secure Lot: Fully fenced and gated, with ample lighting and on-site security system/cameras
- Location: Bridgeton submarket
- Zoning: M1 Industrial Zoning with Outdoor Storage allowed





PROPERTY DETAILS

BRIAN MCCUNE

314.276.5493 (CELL) 314.849.5858 (OFFICE) Brian@bahnrealty.com

STEVE BAHN

314.503.7601 (CELL) 314.849.5858 (OFFICE) Steve@bahnrealty.com





PROPERTY LOCATION

BRIAN MCCUNE

314.276.5493 (CELL) 314.849.5858 (OFFICE) Brian@bahnrealty.com STEVE BAHN

314.503.7601 (CELL) 314.849.5858 (OFFICE) Steve@bahnrealty.com

Missouri-Bottom Rd TIMY TAT. HWY 370



PROPERTY LOCATION

BRIAN MCCUNE

314.276.5493 (CELL) 314.849.5858 (OFFICE) Brian@bahnrealty.com

STEVE BAHN

314.503.7601 (CELL) 314.849.5858 (OFFICE) Steve@bahnrealty.com

