

13816 MISSOURI BOTTOM RD

BRIDGETON, MO 63044

IOS SITE FOR LEASE
\$3,000/MO/ACRE NNN



13816 Missouri Bottom

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



Stephen F. Bahn Commercial Real Estate . 5024 Griffin Road . St. Louis, MO 63128

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