

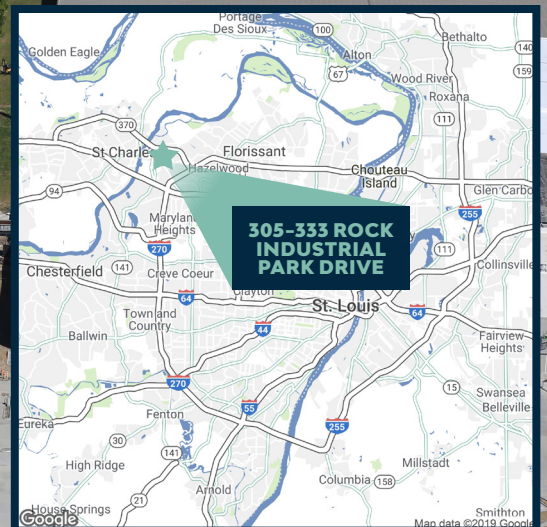
Industrial | For Lease



±194,602 SF AVAILABLE

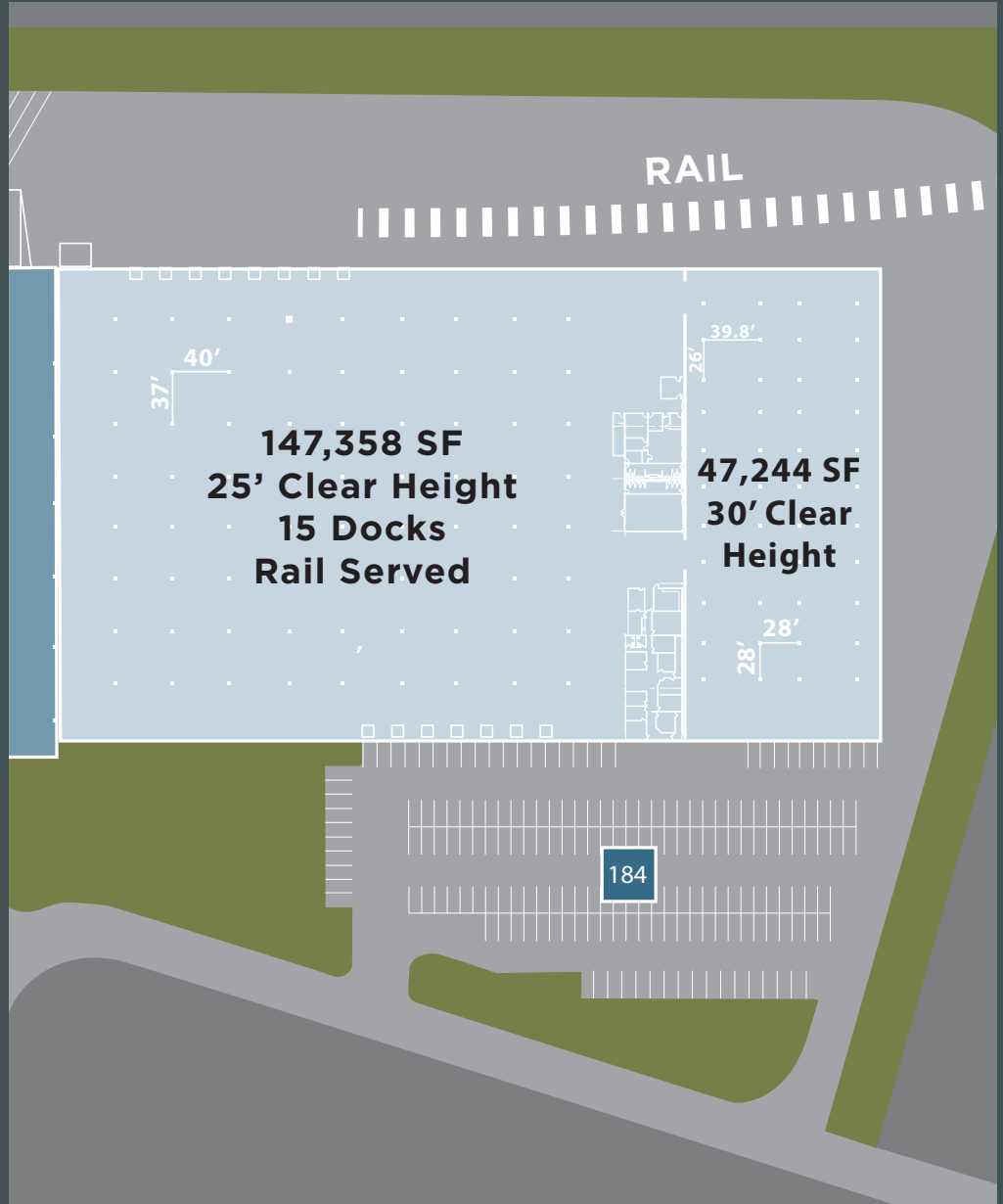
RAIL SERVED
MANUFACTURING/WAREHOUSE

305-333 Rock Industrial Park Drive
Bridgeton, MO 63044
www.cbre.com/305RockIndustrial



PROPERTY SPECS

- + ±194,602 SF end cap space
- + ±4,000 SF existing office
- + Rail served via Norfolk Southern
- + 25' – 30' clear height
- + 15 dock doors
- + Primarily 37' x 40' column spacing
- + 184 car parking spaces
- + Heavy power with 14,000 kva substation, 480V/3-phase
- + Convenient access to Hwy 370, I-270, I-70, I-170 & Lambert Airport
- + Wet Sprinkler System
- + Lease Rate: \$3.25/SF, NNN



Contact Us

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