Colliers

Accelerating success.

FOR SALE OR LEASE | 50,332 SF OWNER/USER OPPORTUNITY

Single-Tenant HQ with Secure Outdoor Storage

4710 Earth City Expressway

Bridgeton, MO 63044

CONTACT US

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Property Overview

Address:	4710 Earth City Expressway Bridgeton, MO 63044
Building Size:	50,332 SF
Lot Size:	7.58 acres (approx. 5.70 usable acres)
Parking:	220 parking spaces (4.40:1,000)
Outdoor Storage:	2.1 acres (paved and fenced)
Clear Height:	25’ - 27’
Loading:	0 docks, 4 drive-ins
Electrical:	1,000-amp, 480/277 volt, three phase
Office Finish:	27,855 SF
Year Built:	2000
Sprinkler System:	ESFR
Roof:	Original BUR system with mineral surface cap sheet
Zoning:	M-1
Occupancy Date:	1/1/2027

SALE PRICE:

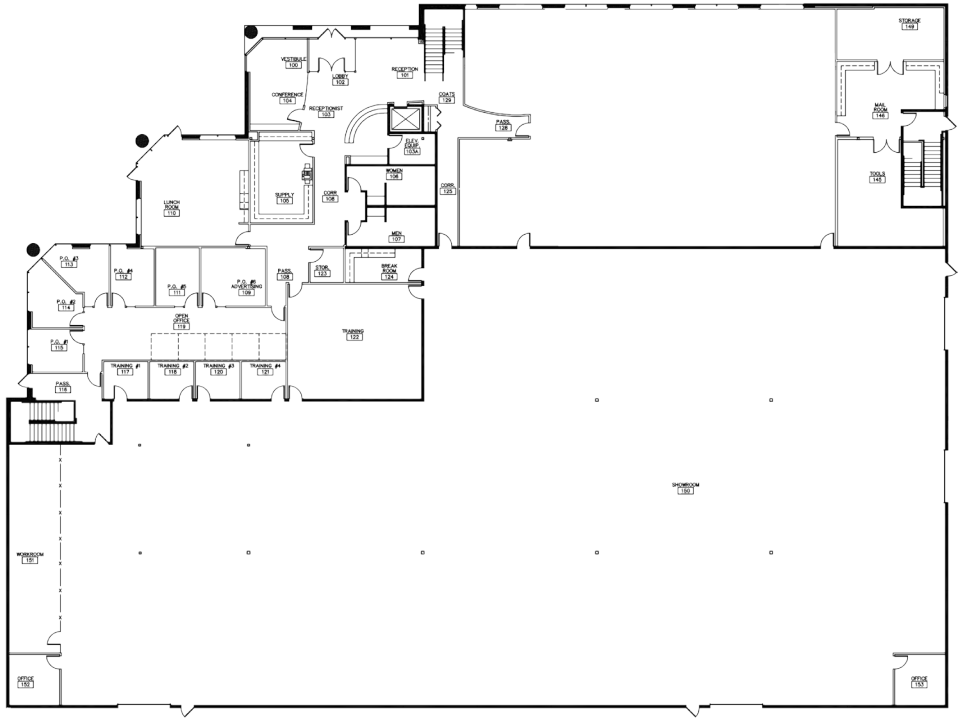
$6,615,000
($131.43 PSF)

LEASE RATE:

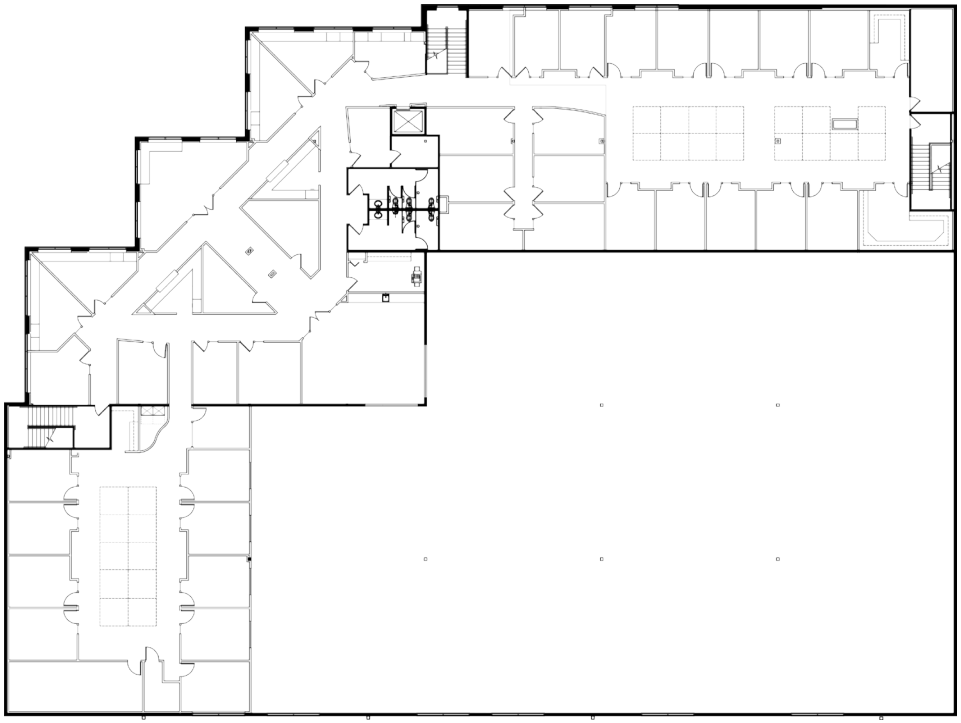
$10.95
PSF, NNN

Floor Plans

First Floor



Second Floor



LOCATION SUMMARY

Located in the heart of Earth City's premier industrial corridor, 4710 Earth City Expressway offers immediate access to I-70 and I-270, minutes from St. Louis Lambert International Airport, making it an ideal hub for efficient distribution, service, or manufacturing operations.

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