

FOR LEASE > INDUSTRIAL

# CARROLLTON BUSINESS CENTER

BRIDGETON, MO 63044



## Property Highlights

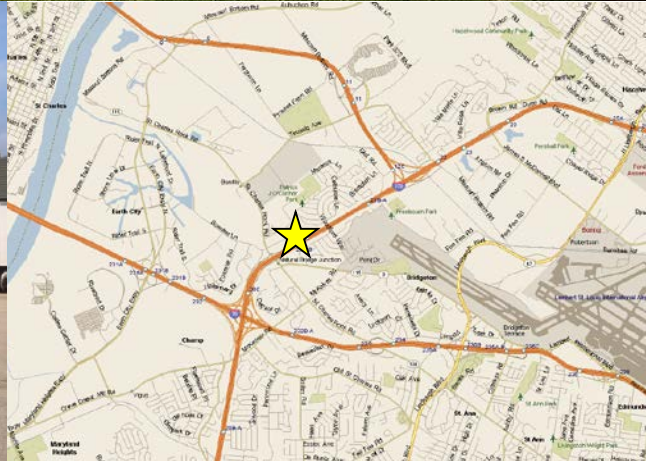
- > 2,352 – 6,600 SF suites available
- > Office/warehouse space available
- > 13' – 15' clear
- > Drive-in & dock loading available
- > Ample parking
- > Minutes from Highways 270, 70, 370 and St. Louis Lambert International Airport
- > Well-maintained park environment
- > **LEASE RATE:** \$6.50/SF, Modified Gross

## Contact Us

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## Available Space

### 1) Carrollton I: 12747-12759 Carrollton Industrial Court

#### Suite 12749

- 2,352 SF
- 1 dock door

### 2) Carrollton II: 12705-12739 Carrollton Industrial Court

#### Suite 12715

- 2,352 SF
- 1 dock door

### 3) Pennridge I: 3753-3765 Pennridge Drive

#### Suite 3755

- 2,352 SF
- 1 dock door

#### Suite 3759

- 2,352 SF
- 1 dock door

#### Suite 3765

- 6,600 SF
- 1 ramp
- 2 dock doors

### 4) Pennridge II: 12704-12736 Pennridge Drive

#### Suite 12716

- 2,352 SF
- 1 dock door

#### Suite 12724

- 2,352 SF
- 1 dock door

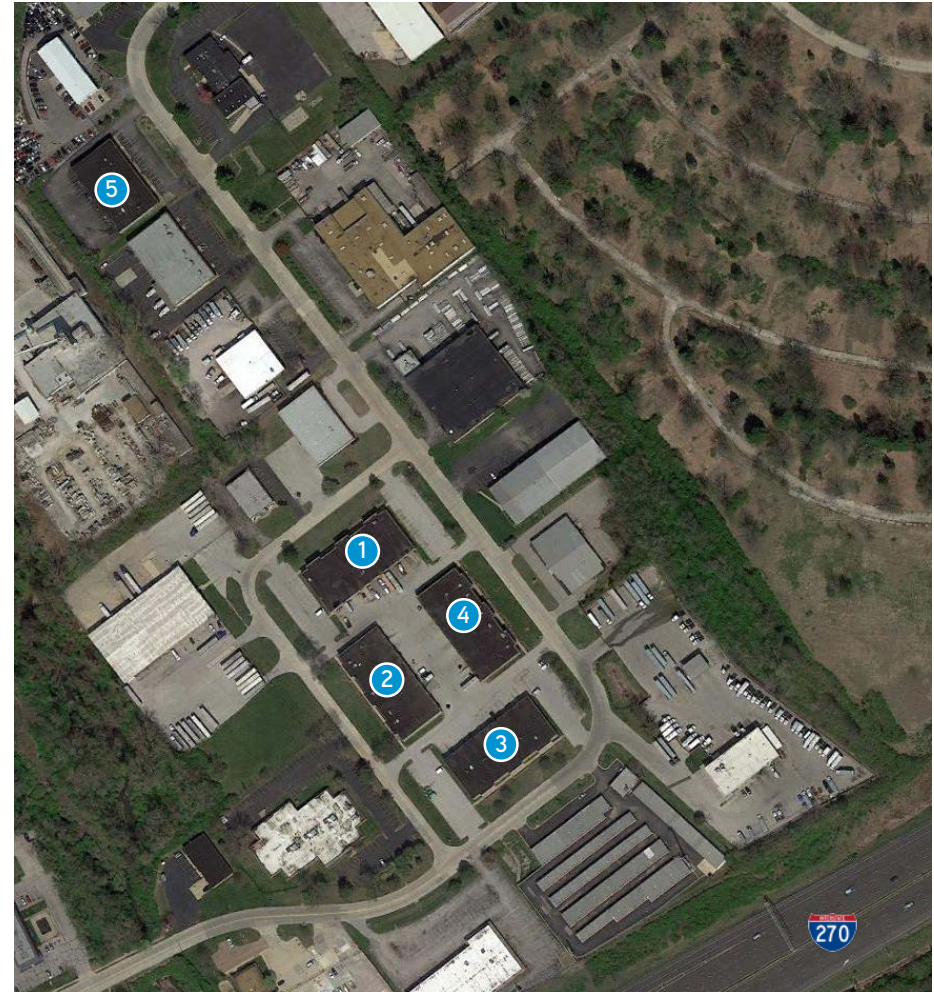
#### Suite 12728

- 2,352 SF
- 1 dock door

### 5) 12840-12846 Pennridge Drive

#### Suite 12840

- 4,800 SF
- 1 dock door



The floor plan shows a rectangular tent layout with the following dimensions and features:

- Overall Dimensions:** 44' x 24'
- Internal Dimensions:** 17' x 15' (main area), 10' x 15' (main area), and 8' x 10' (entrance area).
- Entrance:** A double door at the bottom center, labeled "ENTRANCE" and "DOOR".
- Windows:** Two windows on the right side, labeled "WINDOW".
- Other Features:** A small table and chairs are shown in the top right corner. A "3" is marked near the entrance door.

door

10x12

9x12

[illegible]