

FOR LEASE > INDUSTRIAL

CARROLLTON BUSINESS CENTER

BRIDGETON, MO 63044



Property Highlights

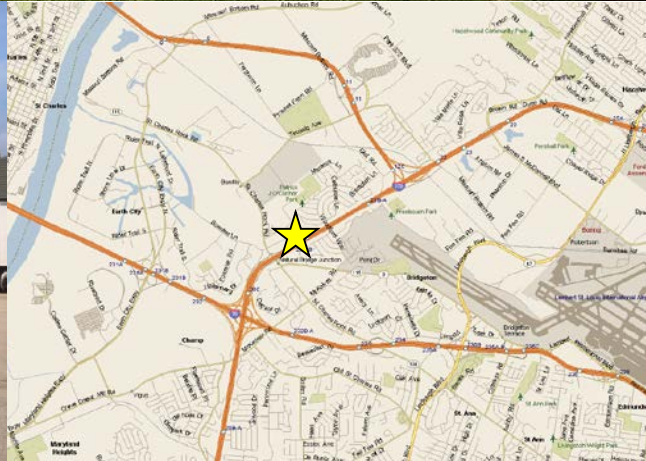
- > 2,352 – 6,600 SF suites available
- > Office/warehouse space available
- > 13' - 15' clear
- > Drive-in & dock loading available
- > Ample parking
- > Minutes from Highways 270, 70, 370 and St. Louis Lambert International Airport
- > Well-maintained park environment
- > **LEASE RATE:** \$6.50/SF,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

Suite 12727

- 4,704 SF
- 2 dock doors

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

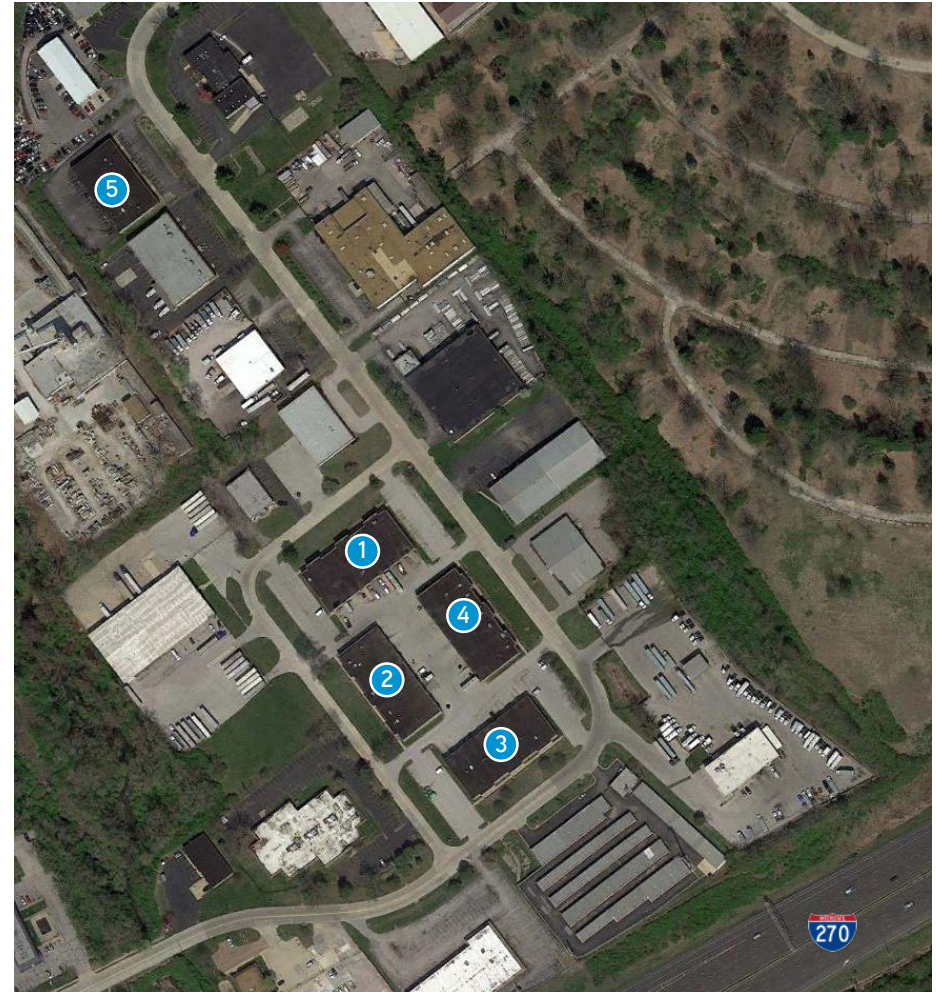
5) 12840-12846 Pennridge Drive

Suite 12840

- 4,800 SF
- 1 dock door

Suite 12846

- 4,200 SF
- 1 drive-in
- 1 dock door



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Diagram illustrating the layout of a 100 sq. ft. office space. The layout includes a central 10' x 15' room, a 17' x 15' room, and a 44' x 24' room. There are two desks (each 4' x 10'), a conference table (8' x 10'), a chair, a sofa, and a storage unit. Dimensions are provided for all rooms and furniture.

10x12

9x12

door

The floor plan shows a large rectangular main hall with a smaller rectangular extension on the right side. The main hall has a door on the left wall and a door on the right wall. The extension has a door on the right wall. There are several small rectangular areas, possibly representing windows or small rooms, along the walls. The plan is oriented with the main hall on the left and the extension on the right.