

OFFICE FOR SALE

12120 BRIDGETON SQUARE

Bridgeton, Missouri 63044

PACE

PROPERTIES

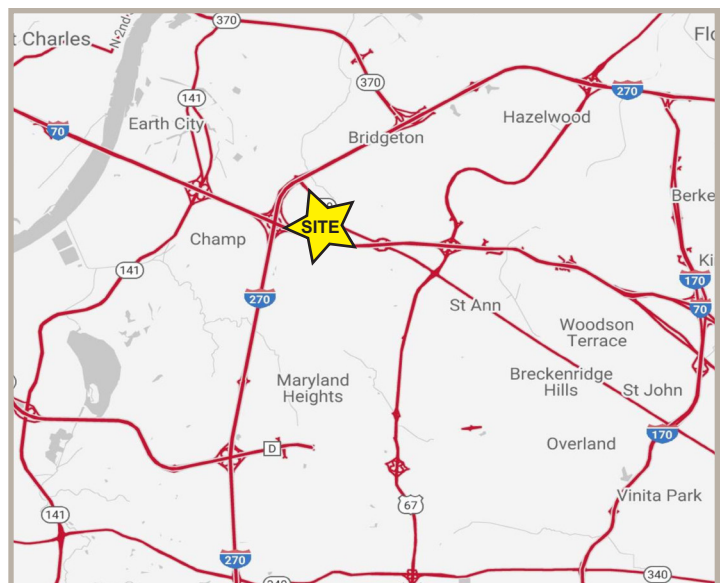


SPACE AVAILABLE: 14,023 SF OFFICE

SALE PRICE: \$999,999 (\$71.37/SF)

PROPERTY DETAILS

- Attractive, single-level office building
- Approximately 90% office/10% warehouse
- Newer roof (2014) with 15-year warranty
- Heavy 3-phase power, 2,050 amp
- Great owner/user opportunity
- Off-street paved parking lot
- Warehouse accessed by 2 grade-level drive-in doors
- Easy access to I-270 and I-70
- Monument signage
- 1.44 Acres expansion ground available (contact broker for details)



CONTACT US FOR MORE INFORMATION

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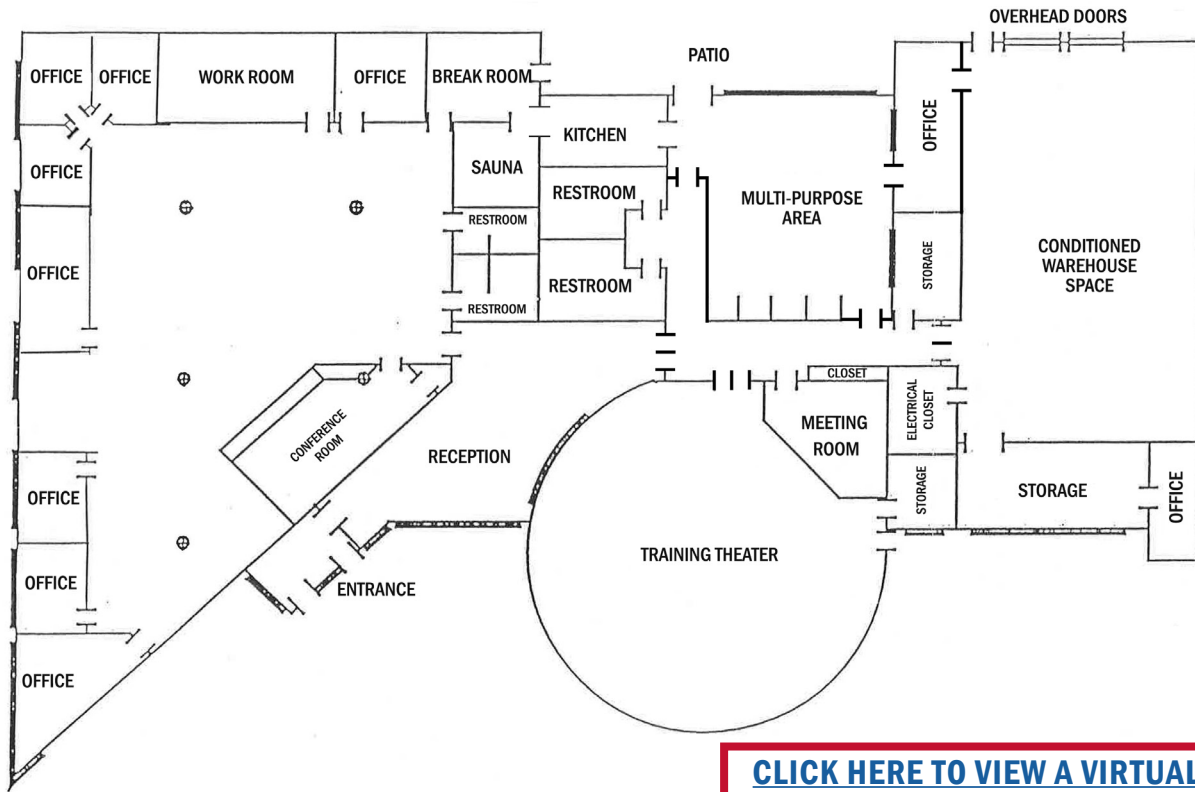
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BUILDING DESCRIPTION

TYPE:	Office/Warehouse	PARKING:	49 Spaces (3.5/1,000)
YEAR BUILT:	1983	ELECTRICAL:	3-Phase, 2,050 Amp
CONSTRUCTION:	Masonry	SPRINKLERS:	Wet system
BUILDING SF:	14,023 SF	DOORS:	2 Grade-level drive-in doors
AVAILABLE SF:	14,023 SF	PARCEL #:	11N210123
CEILING HEIGHT:	14'	ZONING:	Low rise office building
FLOORS:	Concrete	PERMITTED USES:	Visit: www.bridgetonmo.com