

**301-333 Rock Industrial Park Dr**  
 301 Rock Industrial Park Dr | Bridgeton, MO  
 Available SF: 194,602 | Lease Rate: 2.95 | Lease Terms: Triple Net



### Property and Area Description

- ±250,000 SF high-bay warehouse/distribution space with 25'-35' clear ceiling height - ±194,600 SF manufacturing space with 25'-35' clear ceiling height - 128 loading doors - Rail served by Norfolk Southern - Significant power and infrastructure - New T-5 warehouse lighting - Strategically located in Earth City Industrial submarket with proximity to I-70, I-270 & I-370

### Population



Source: ESRI®, 2020

### Households



Source: ESRI®, 2020

<b>Building Type:</b>	Industrial
<b>Available SF:</b>	194,602
<b>Total SF:</b>	839,345
<b>Number of Stories:</b>	2
<b>Expandable:</b>	
<b>Site Size:</b>	37.87 Acres
<b>Year Built:</b>	1993
<b>Can Subdivide:</b>	
<b>Within City Limits:</b>	
<b>Lease Rate:</b>	2.95
<b>Lease Terms:</b>	Triple Net
<b>Last Updated:</b>	Nov 10, 2020

# Property Images





**Jim Alexander | Senior Vice President | AllianceSTL**  
**One Metropolitan Square | St. Louis, MO 63102 | (314) 444-1135 | [jalexander@alliancestl.com](mailto:jalexander@alliancestl.com)**