

305-333 Rock Industrial Park Drive  
305 Rock Industrial Park Dr | Bridgeton, MO | US | St. Louis County  
Available SF: 261,434 | Lease Rate: \$3.65



Building Type:	Industrial
Available SF:	261,434
Total SF:	261,434
Lease Rate:	\$3.65
Last Updated:	May 7, 2025

Economic Development Contact

Kevin Bookout  
City of Bridgeton  
12355 Natural Bridge Rd  
Bridgeton, Missouri 63044  
(314) 739-7500 | kbookout@bridgetonmo.com

Realtor/Owner Contact

Brian Bush  
| brian.bush@cbre.com

Property and Area Description

+/-261,434 SF Distribution Space | High Volume Low Cost Distribution Facility Site Details + +/-839,345 SF total building + +/-261,434 SF Available | Divisible to 158,473 SF or 102,961 SF + +/-21,676 SF adjacent 2-story office also available/divisible - Contact broker for lease rate + +/-1,800 SF office pod + 25 - 35 clear height + 41 docks with levelers + 1 oversized drive-in door + 50 x 50 column spacing + 116 deep truck court + Up to 66 trailer parking stalls + ESFR fire protection + Concrete precast construction + Located in Earth City with convenient access to I-70, I-270, Hwy 370 & Lambert International Airport + Lease Rate: \$3.65/SF - \$4.50/SF NNN

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

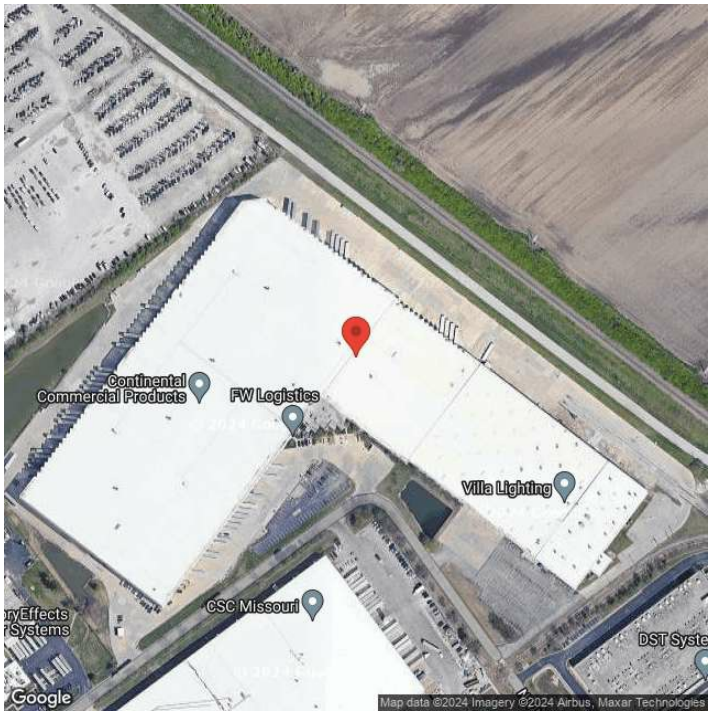
Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren

Property Images



Subash Alias | CEO | Missouri Partnership  
120 S. Central Ave, Suite 1535 | Saint Louis, MO 63105 | (877) 725-0949 | [Subash@MissouriPartnership.com](mailto:Subash@MissouriPartnership.com)