

**NOW
LEASING:
±15,000 -
95,000 SF**

**NEWLY CONSTRUCTED
OFFICE/WARHOUSE**

CBRE

**2880
ARNOLD TENBROOK ROAD
ARNOLD, MO 63010**







10 YEAR TAX ABATEMENT

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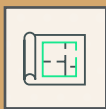
AERIAL MAP



 4 minute drive	 15 minute drive	 3 minute drive	 5 minute drive
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The property offers excellent connectivity to South St. Louis, with seamless access to I-55, US 61, and MO 141. It is conveniently located within a 30-minute drive of both downtown St. Louis and St. Louis International Airport. These major highways facilitate quick access to Jefferson County’s dense labor force, ensuring efficient transportation for both products and employees.

HIGHLIGHTS



Flexible Design

Flexible building design allows tenants to easily reconfigure layouts, integrate new technologies, and customize the space to suit their requirements



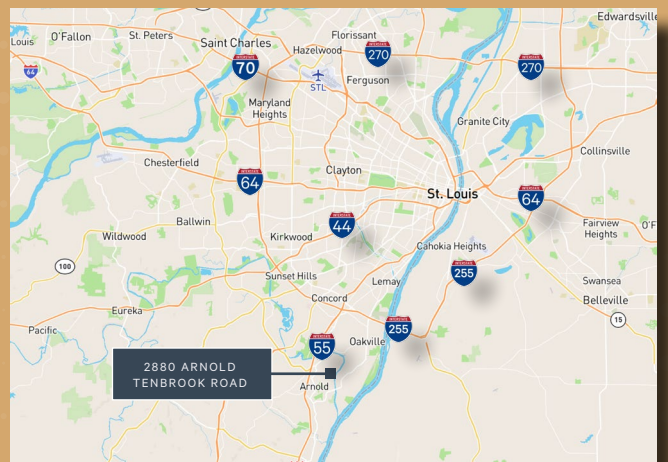
Access to Skilled Workforce

Strong manufacturing labor pool in the surrounding area

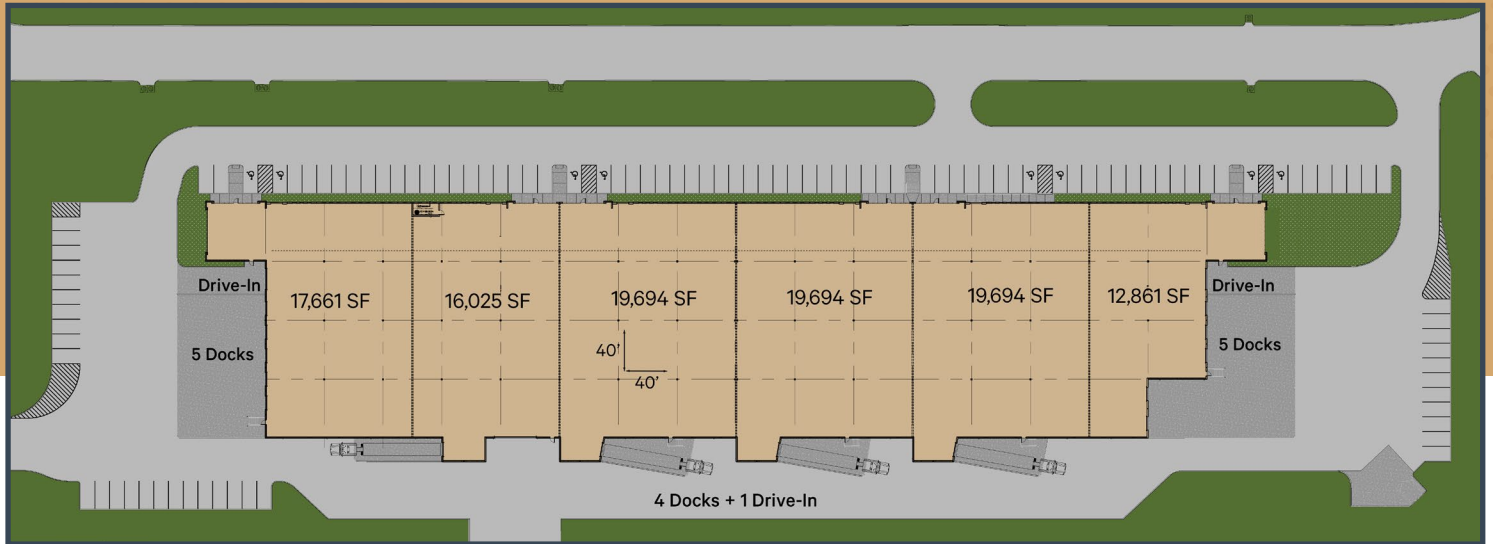


10 Year Real Estate Tax Abatement

- Years 1-5: 95% Abated
- Years 6-10: 75% Abated



BUILDING SPECIFICATIONS



Building Area	±105,629 SF
Available SF	15,000 - 95,000
Office	Built-to-suit
Clear Height	28'
Dock Doors	14
Drive-In Doors	3 [expandable]
Column Spacing	40' x 40'

Lighting	LED with occupancy sensors
Electrical	480/277 Volt, 3-Phase
Sprinkler	ESFR
Floor	7" non-reinforced
Roof	60 mil TPO with 30 year warranty
Construction	Tilt-up Concrete
Lease Rate	Contact Brokers

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