

**NOW
LEASING:
±15,000 -
95,000 SF**

**NEWLY CONSTRUCTED
OFFICE/WAREHOUSE**

CBRE

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







10 YEAR TAX ABATEMENT

BRIAN BUSH
Senior Vice President
+1 314 655 6052
brian.bush@cbre.com

JON HINDS
Senior Vice President
+1 314 655 6026
jon.hinds@cbre.com

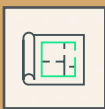
AERIAL MAP



 4 minute drive	 15 minute drive	 3 minute drive	 5 minute drive
--	---	--	--

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



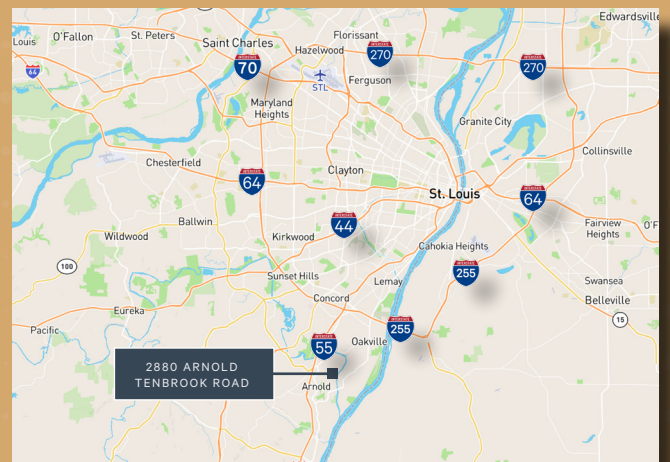
Access to Skilled Workforce

Strong manufacturing labor pool in the surrounding area



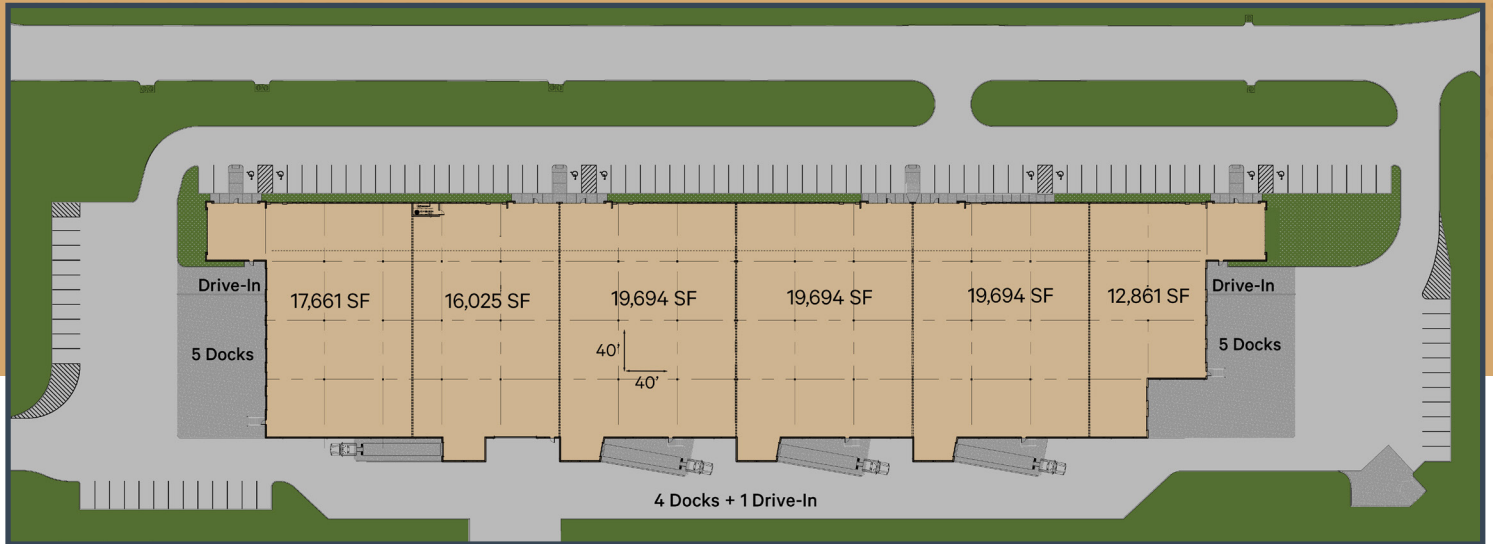
10 Year Real Estate Tax Abatement

- 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

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.