



368,000 SF - 556,287 SF AVAILABLE FOR LEASE

65 CORPORATE WOODS DR

BRIDGETON, MO 63044



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556,287 SF STATE-OF-THE-ART DISTRIBUTION FACILITY FOR LEASE

Position your operations for success in this premier, high-capacity industrial facility located in the heart of the St. Louis logistics corridor. With up to 556,287 square feet of modern warehouse space, this property is designed to support large-scale distribution, e-commerce, and manufacturing users.

Property Highlights:

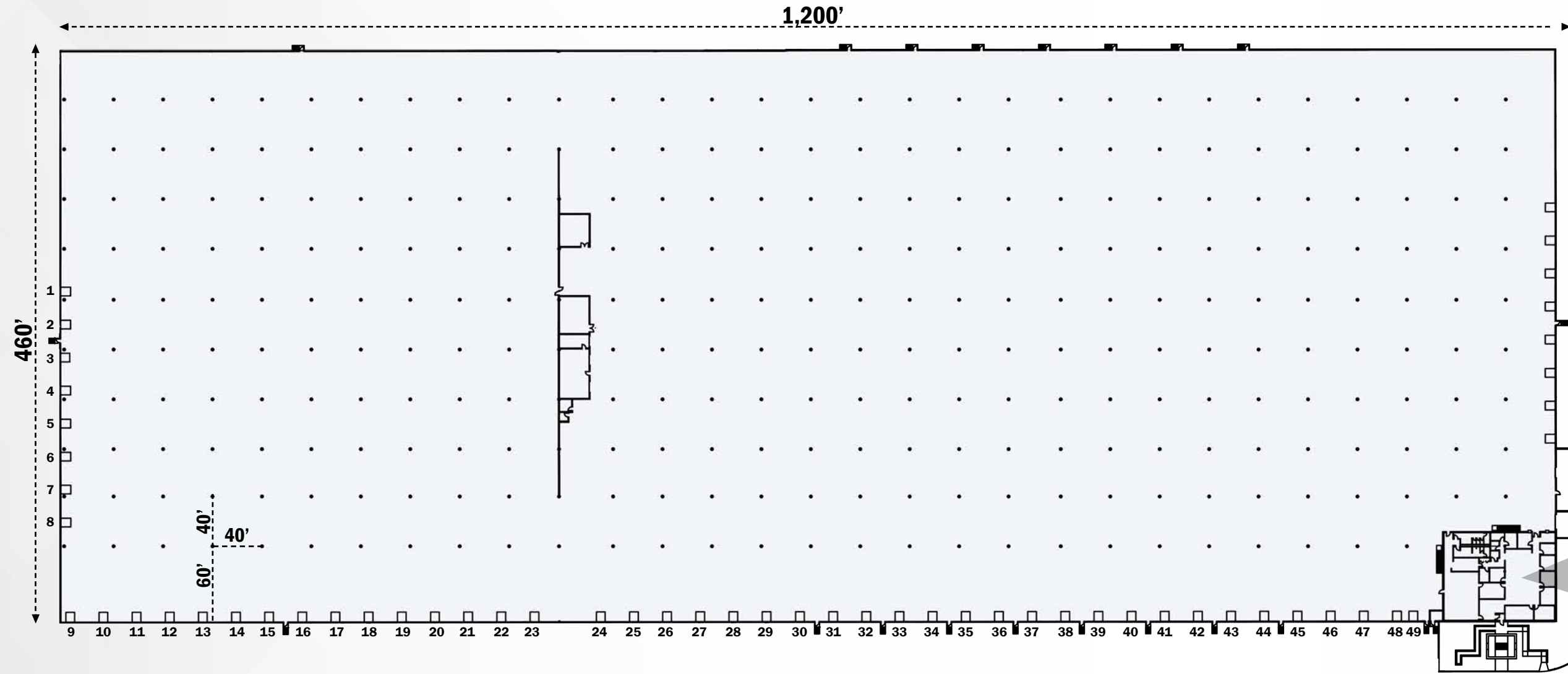
- + **6,480 SF of finished office space** plus an additional 6,480 SF mezzanine
- + Impressive **35' clear height** ideal for high-volume racking and storage
- + Efficient **40' x 40' column spacing** with **60' x 40' speed bays**
- + **ESFR sprinkler system** for maximum fire protection
- + **57 dock-high doors** and **1 drive-in door** for optimal loading flexibility
- + Ample parking with **100 car spaces** and **300 trailer stalls**
- + Separate **fenced employee parking lot**
- + **Security-guarded** entrance and exit
- + Available **July 1, 2026**
- + **Divisible** to 368,000 SF
- + **Contact brokers** for lease rate



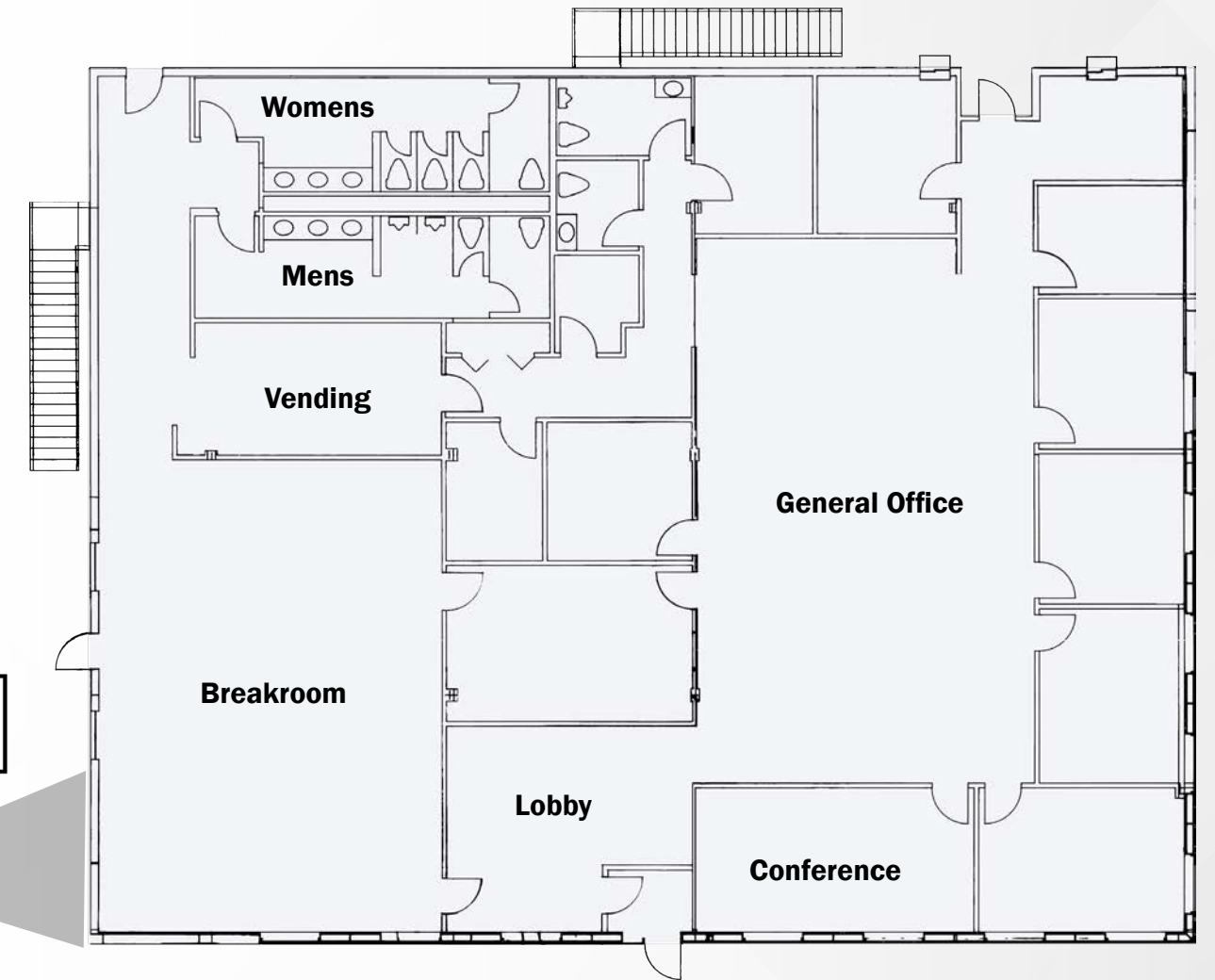
Building Specifications:

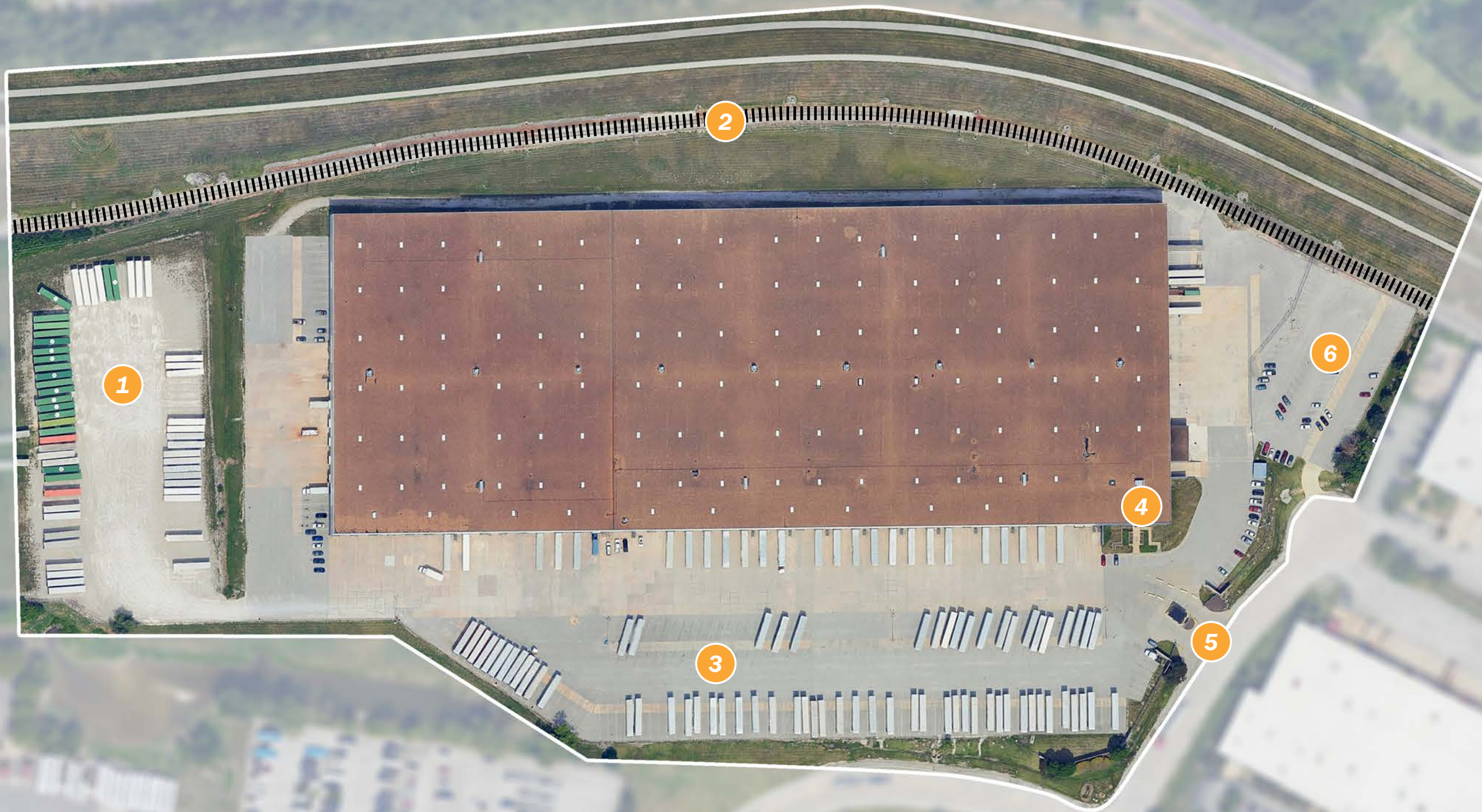
- + **Building Size:** 556,287 SF
- + **Office Space:** 6,480 SF
- + **Unfinished Mezzanine:** 6,480 SF
- + **Rail:** Within proximity (NS)
- + **Clear Height:** 35'
- + **Lighting:** LED with occupancy sensors
- + **Sprinkler System:** ESFR
- + **Column Spacing:** 40' x 40'
- + **Speed Bay:** 60' x 40'
- + **Dock Doors:** 57 (9'x 10') with 40,000 lbs Rite-Hite mechanical levelers with fully equipped packaged
- + **Drive-Ins:** One (12' x 14')
- + **Car Parking Spaces:** 100
- + **Trailer Parking Spaces:** 300
- + **Building Dimensions:** 1,200' x 460'
- + **Truck Court Size:** 120' deep
- + **Power:** 2,000 amps / 480 volt 3-phase
- + **Trailer Drop Lot:** Additional 2.75 AC dedicated trailer drop lot

BUILDING FLOORPLAN



OFFICE LAYOUT





PROMINENT PROPERTY FEATURES

- 1 2.75 AC trailer drop lot
- 2 Norfolk Southern Railroad
- 3 Trailer stall parking
- 4 Office entrance
- 5 Entrance and exit with security guard booth and barrier arm gates
- 6 Employee parking lot



17 Miles to Illinois via I-270

STL ST. LOUIS LAMBERT INTERNATIONAL AIRPORT



IN THE HEART OF EARTH CITY

Apex of Earth City offers prime highway access via I-70 and I-270, with St. Louis Lambert International Airport just minutes away. The area is home to a number of major corporate tenants, reflecting its strong business environment. Nearby amenities include restaurants, retail, and entertainment venues making it a convenient and well-connected location for businesses.

MAJOR TENANTS

- | | |
|---------------------------------------|--------------------------|
| 1 Roto-Rooter, Wayfair, Imperial Dade | 9 Mattress Firm |
| 2 USPS, DHL, XTRA Lease | 10 MiTek |
| 3 Hussman Corporation | 11 PODS Moving & Storage |
| 4 Geodis | 12 Trane Supply |
| 5 Apollo Express | 13 Equifax |
| 6 Hogan Truck | 14 Frito-Lay |
| 7 FedEx | 15 Chick-Fil-A |
| 8 New Balance | |

AREA AMENITIES

- | | |
|--|--------------------------|
| 1 Cabela's | 5 Dave & Buster's |
| 2 Olive Garden, Waffle House, Bob Evans, QuickTrip | 6 Hollywood Amphitheater |
| 3 Target, Aldi, Walgreens, St. Louis Bread Co, Jack in the Box | 7 Saint Louis Music Park |
| 4 McDonald's | 8 Hollywood Casino |

0.9 miles
to Interstate 370

2.4 miles
to Interstate 70

4.0 miles
to Interstate 270

8.2 miles
to St. Louis Lambert International Airport

REGIONAL ADVANTAGES

St. Louis offers **significant regional advantages** for industrial operations with strong connections across the country. Strategically located at the intersection of major national highways, railways, and the Mississippi River, St. Louis serves as a **central logistics hub** with efficient access to key markets. Its multimodal transportation infrastructure—including one of the largest inland ports in the U.S., six Class I railroads, and proximity to Lambert International Airport—ensures cost-effective distribution and supply chain efficiency. Additionally, the region benefits from competitive real estate costs, a skilled labor force, and a business-friendly environment, making it an **ideal location for manufacturers and distributors** seeking to optimize national reach.

CONTINUOUS IMPROVEMENTS

The bi-state St. Louis region is demonstrating a clear and ongoing **commitment to infrastructure investment**, with more than \$8 billion allocated toward critical improvement projects. As of May 2024, over **\$500 million in infrastructure enhancements** have already been completed, and another **\$2.3 billion in projects are fully funded**—many of which are currently underway or nearing the start of construction. These efforts span vital areas such as roads, bridges, rail systems, ports, and airport facilities, reinforcing the region's strategic focus on supporting long-term economic development and strengthening its role as a national logistics and manufacturing hub.

- Source: St. Louis Regional Freightway's 2025 Priority Projects List



LOW RATES OF CONGESTION ON INTERSTATES AND ROADWAYS



ONE-DAY DRIVE OR LESS TO MAJOR CITIES



THREE OF THE AREA'S FOUR INTERSTATES REACH COASTLINES

WELL-CONNECTED TO MAJOR U.S. INTERSTATES

I-44

St. Louis, Tulsa, Oklahoma City

I-55

Chicago, St. Louis, Memphis, New Orleans

I-64

St. Louis, Louisville, Charleston, Richmond

I-70

Denver, Kansas City, St. Louis, Indianapolis, Columbus, Baltimore



Travel Time Legend

- 1 Day
- 2 Days
- 3 Days
- 4 Days



APEX OF EARTH CITY

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