



Dukeport IX

13221 Corporate Exchange Dr., Bridgeton, MO 63044

Owned and developed by Duke Realty Corporation

BUILDING PHOTO



PROPERTY FEATURES

- 448,975 total SF
- 104,556 SF available; 2,144 SF of office finish
- 32' clear height
- 42' 8" x 42' column bay spacing
- 50' deep loading bays
- 17 dock-high doors (9' x 10') with levelers, seals and dock lights
- 1 drive-in door
- 30 truck trailer parking spaces
- 7" concrete floor
- ESFR sprinkler system
- Developed, owned, leased and managed by Duke Realty Corporation
- **LEASE RATE: \$4.05 PSF, NNN**

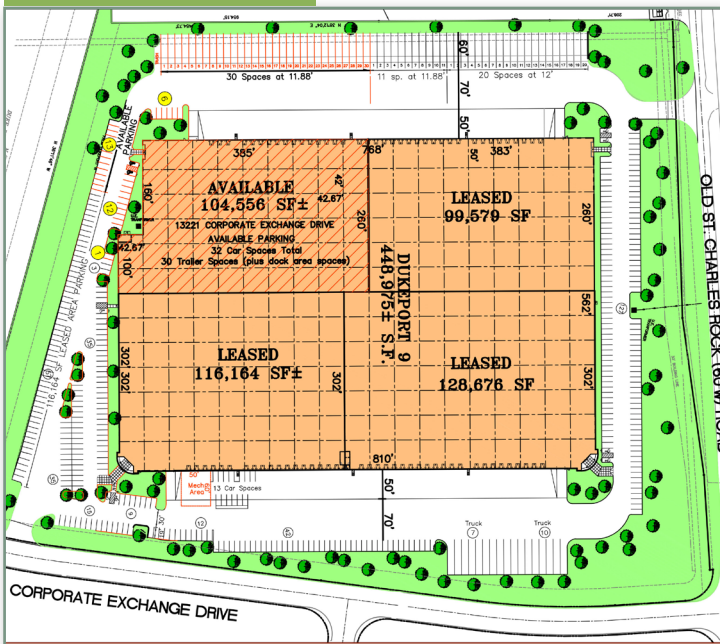
MAP



ABOUT DUKE

- Largest publicly traded office/industrial REIT in the US
- More than 142 million square feet owned, managed or under development
- Offices in 24 major US cities
- Office, industrial, healthcare and retail real estate

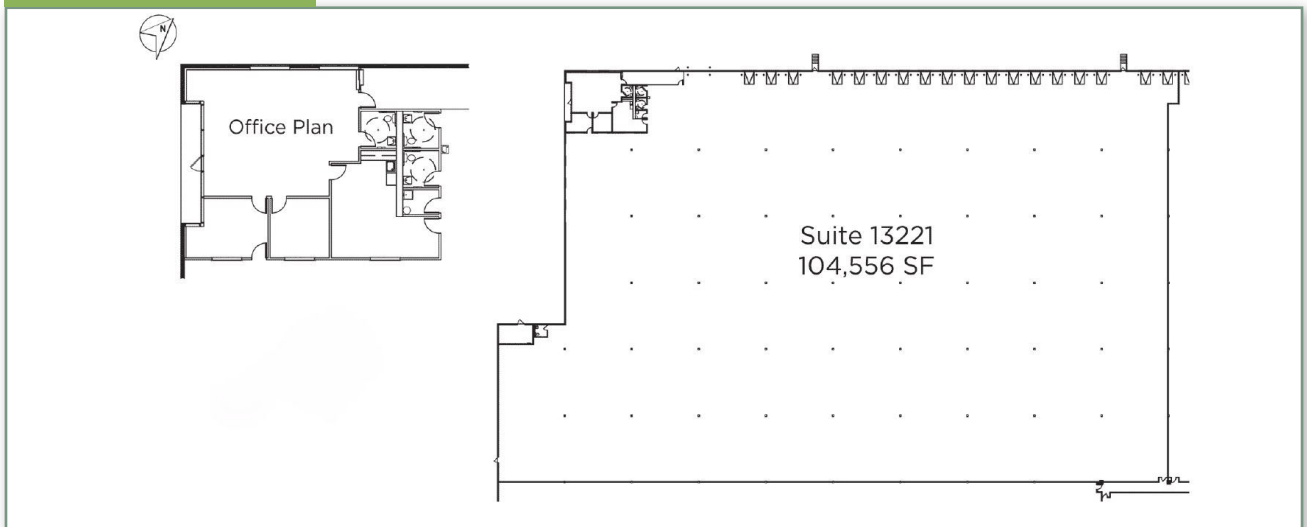
SITE PLAN



SITE PLAN



FLOOR PLAN



CONTACTS

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