

13330 LAKEFRONT DRIVE / EARTH CITY, MO
ST. LOUIS

EARTH CITY

TRADE CENTER

UP TO 315,000 SF AVAILABLE | DIVISIBLE TO $\pm 80,000$ SF

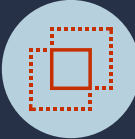
INCREASED PROCURING COMMISSION*
YEARS 1-5: 5% | YEARS 6-10: 4%

*lease must be signed in 2025, minimum 3 year term

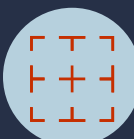




SPACE AVAILABLE:
UP TO 315,000 SF



DIVISIBLE:
±80,000 SF



OFFICE:
±12,732 SF
(THREE PODS)



CLEAR HEIGHT:
35' MINIMUM



LOADING:
54 DOCK DOORS
1 (12X14) DRIVE-IN



CAR PARKING:
84 (EXPANDABLE)



**CROSS-DOCKED
DESIGN:**
350' DEEP



**COLUMN
SPACING:**
50' X 50'



FIRE:
ESFR

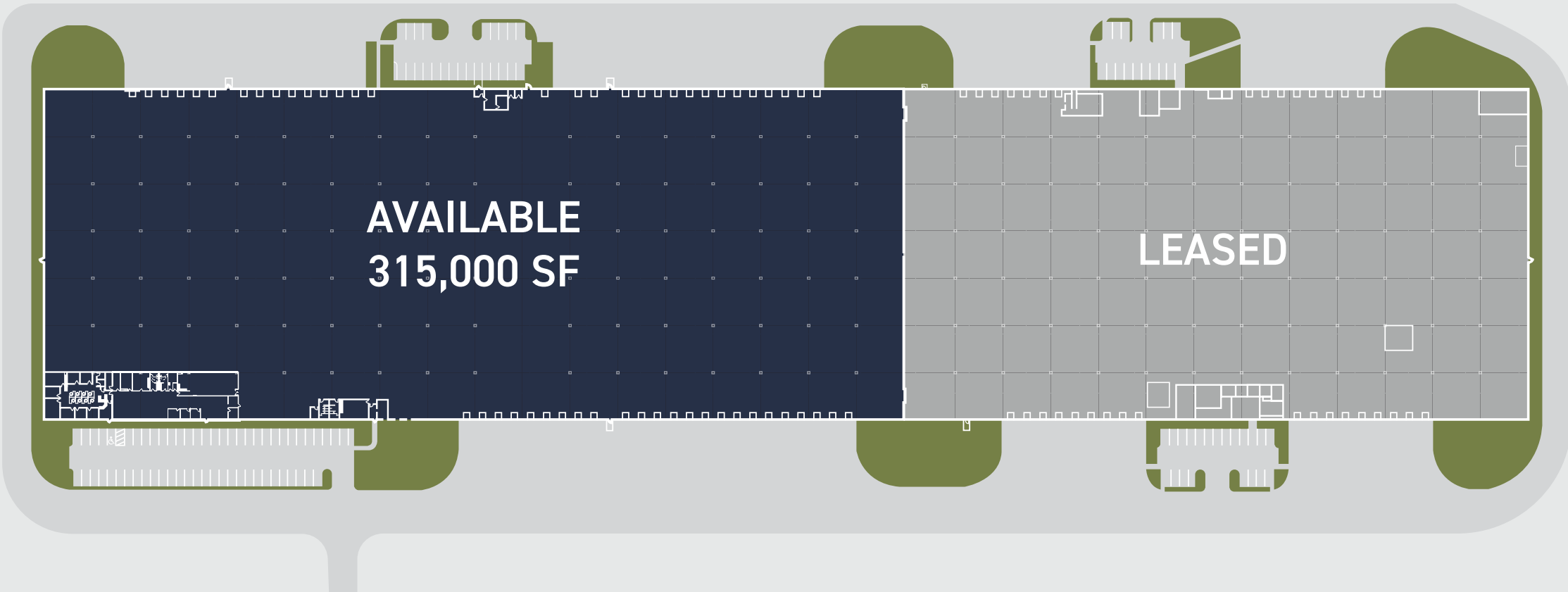


POWER:
1200 AMP, 3 PHASE
4 WIRE 277V/480V



LEASE RATE:
\$3.50/SF NNN

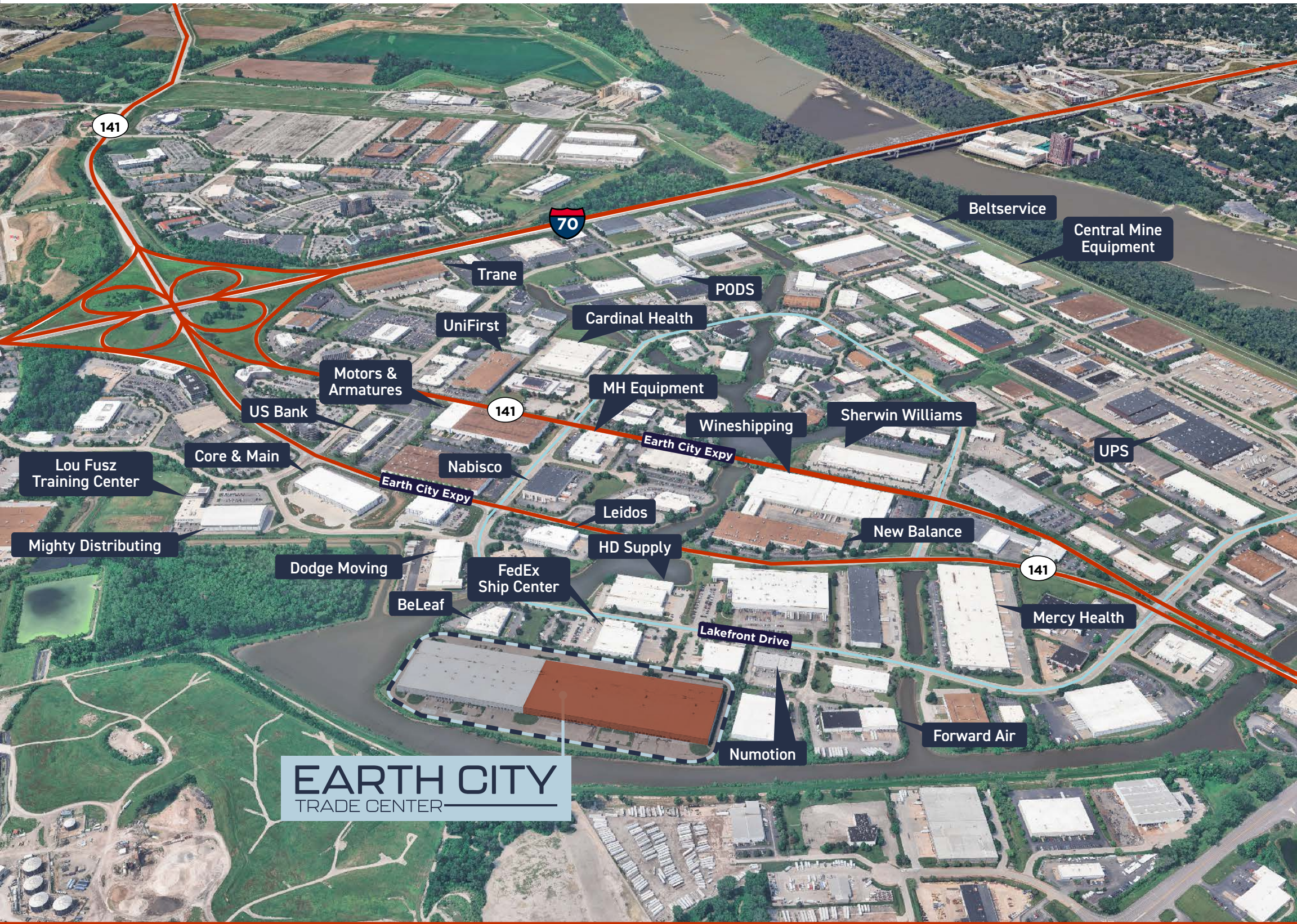
SITE PLAN



■ AVAILABLE
■ LEASED

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LOCATION HIGHLIGHTS



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