



OFFICE/SERVICE CENTER FOR SALE

3190 Rider Trail South | Earth City, MO 63045

49,783 SF IN TOTAL

Listed by

Keith Ziercher, CCIM

Director

+1 314 746 0384

keith.ziercher@cushwake.com

Bryan Ziercher

Owner/Broker

Commercial Alliance Partners

+1 314 503 5355

bz.capllc@outlook.com

PROPERTY OVERVIEW



Sale Price: \$6,300,000



49,783 SF - Total
38,233 SF - First Floor
11,550 SF - Second Floor



9,410 SF - 1st Floor Office
11,550 SF - 2nd Floor Office
16,063 SF - Finished Production
12,760 SF - Warehouse



Dock Doors:
4 total, 3 with levelers



14' tall x 12' wide Drive-In



Clear Height:
24.75' - Warehouse
29' - Atrium



13.5' Ceiling Height
- Production Area



115 parking spaces



LED motion lights



800 AMP, 480Y/277 Volts,
3-phase, 4 Wire



Fully Climate Controlled Office
& Production Areas



Heated Warehouse



ESFR Fire Suppression System



4.07 Acres



Elevator Served
(3,000 lb capacity)



New roof in 2019 - 20
years warranty

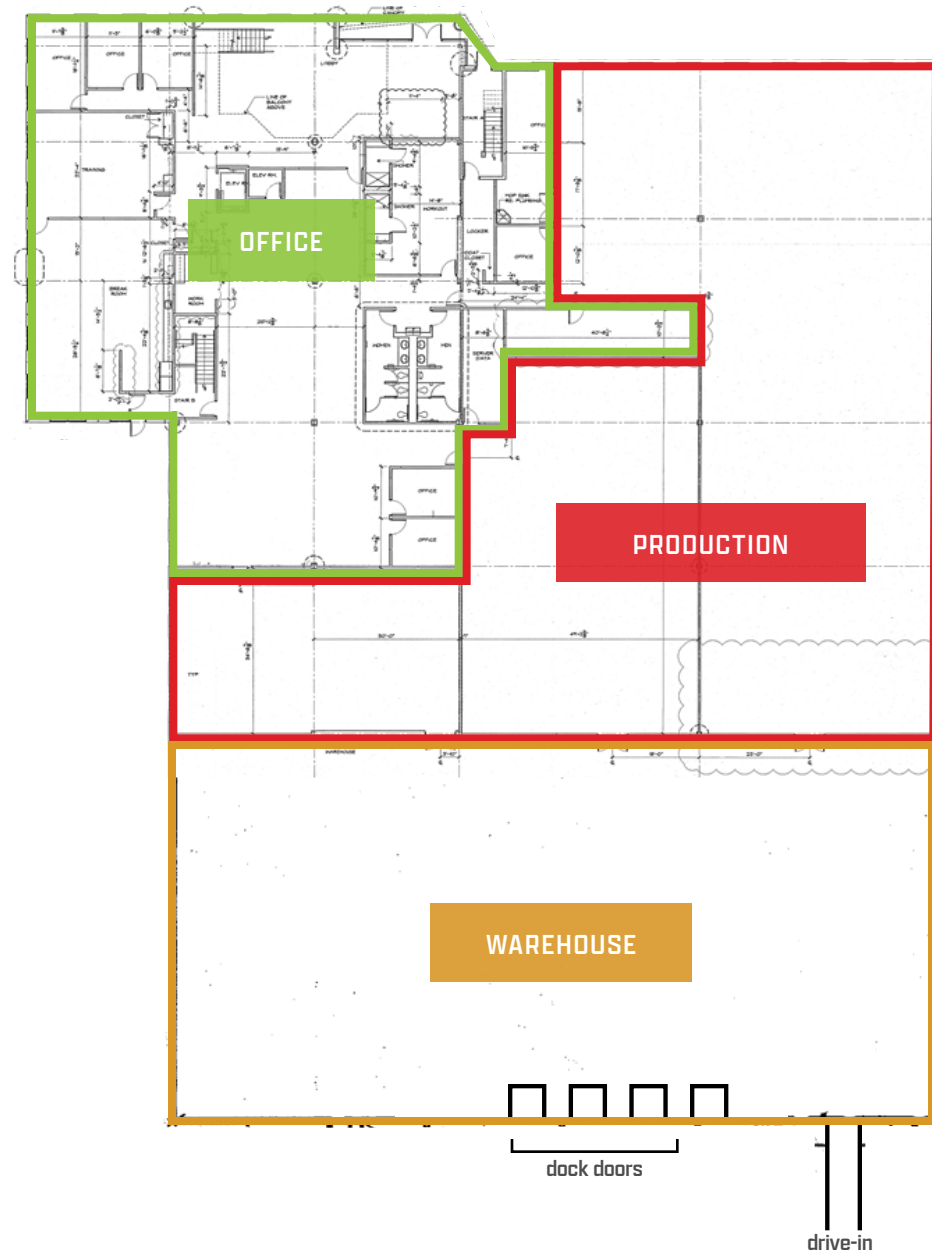


Lease in place
through 7/31/2026
(Subject building is currently vacant
and tenant is not utilizing the space)



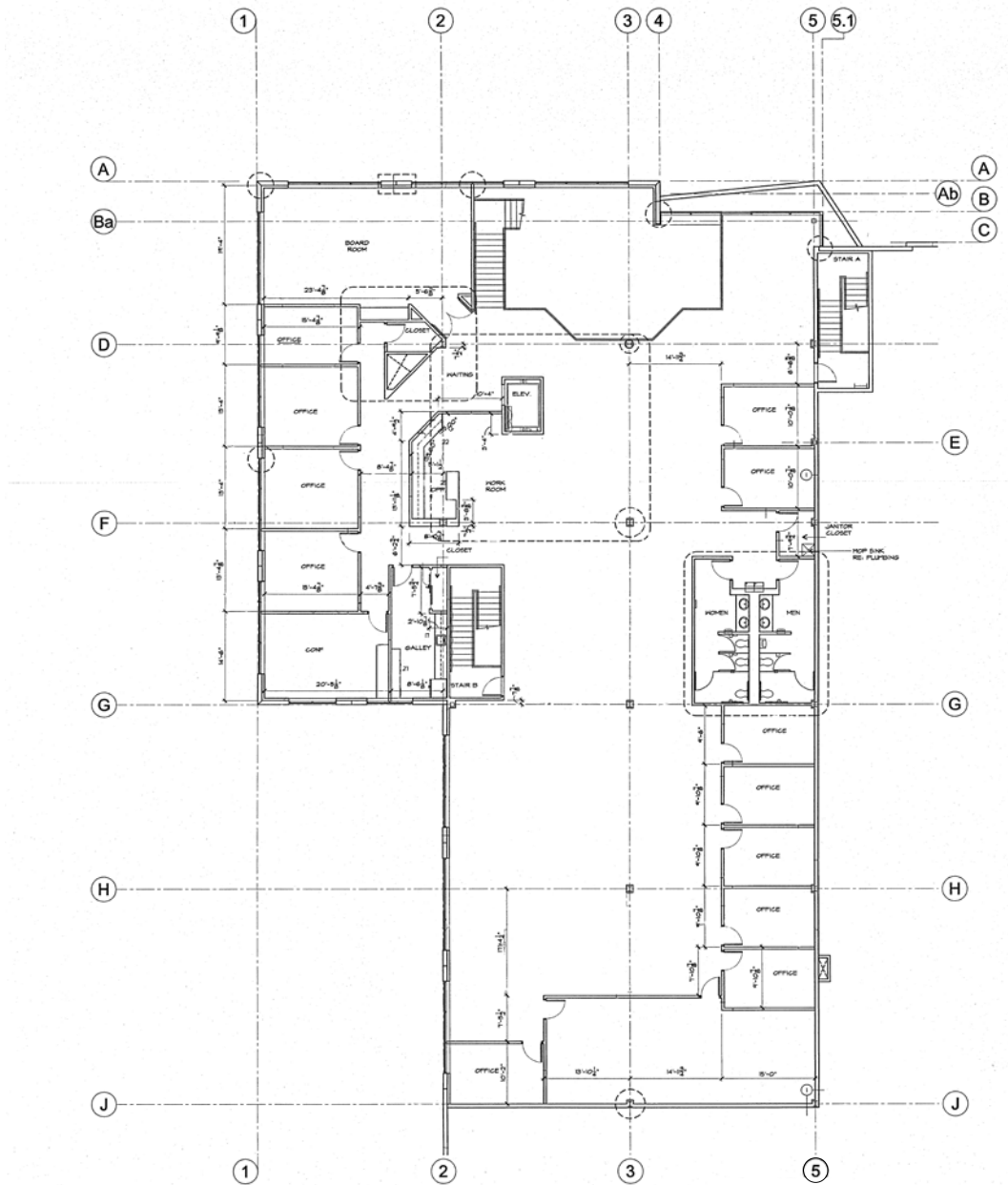
FLOOR PLAN

1ST FLOOR



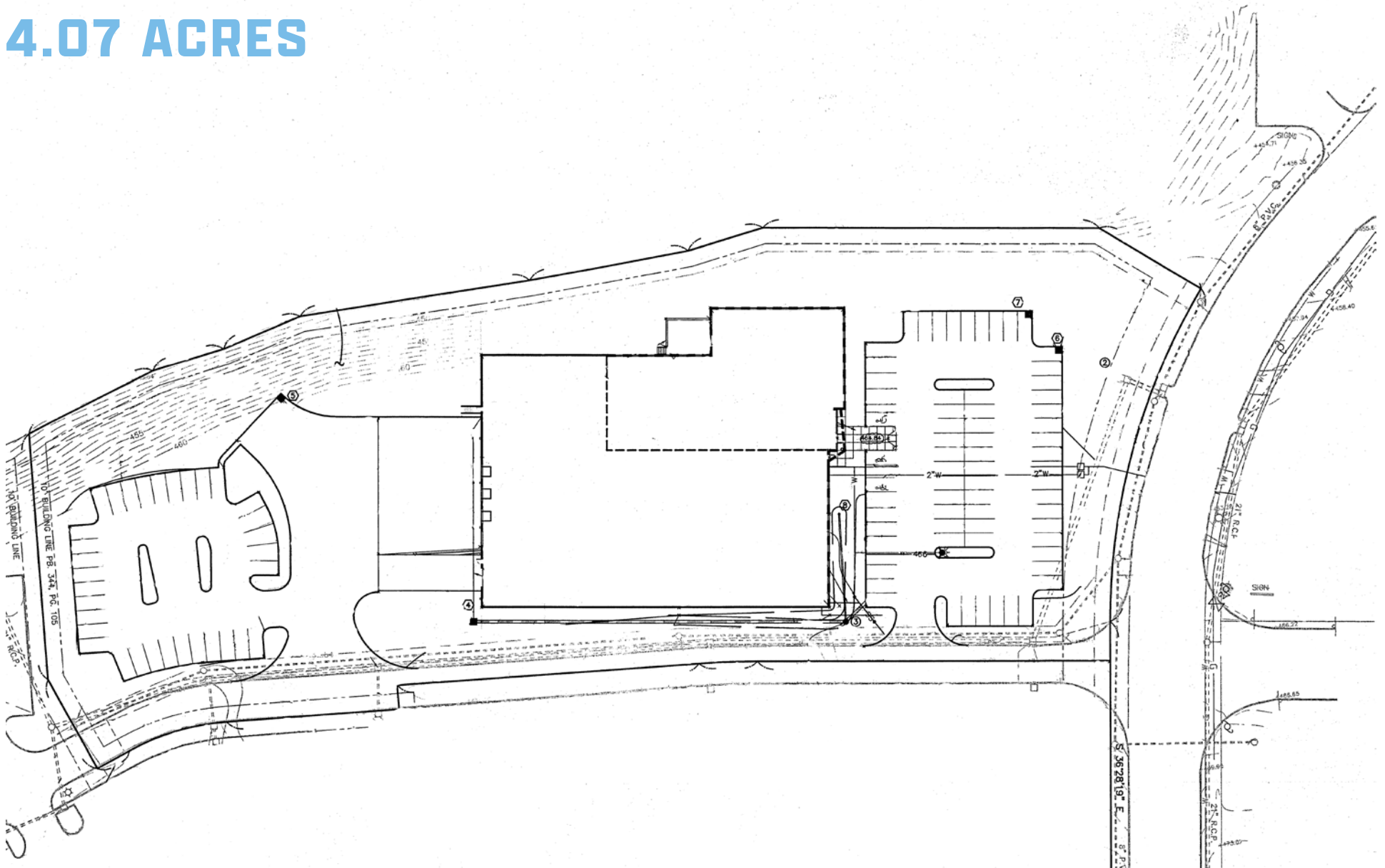
FLOOR PLAN

2ND FLOOR



SITE PLAN

4.07 ACRES



LOCATION





CONTACTS

Keith Ziercher, CCIM

Director

+1 314 746 0384

keith.ziercher@cushwake.com

Bryan Ziercher

Owner/Broker

Commercial Alliance Partners

+1 314 503 5355

bz.capllc@outlook.com

©2025 Cushman & Wakefield. All rights reserved.
The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.