

# 3190

## RIDER TRAIL SOUTH

EARTH CITY, MO 63045

**FOR  
SALE**  
**49,783 SF**

### LISTED BY

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**CUSHMAN &  
WAKEFIELD**

# // 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



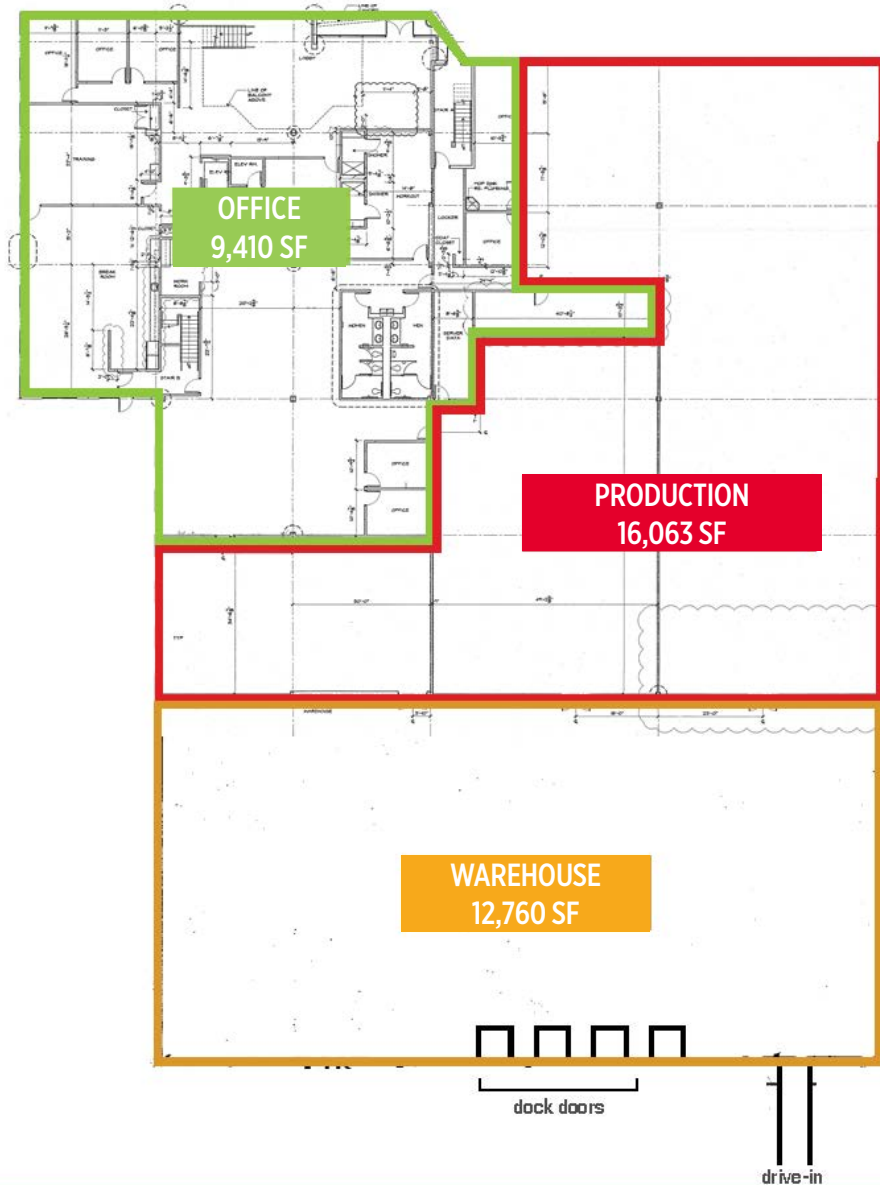
Lease in place through 7/31/2026  
(Subject building is currently vacant  
and tenant is not utilizing the space)



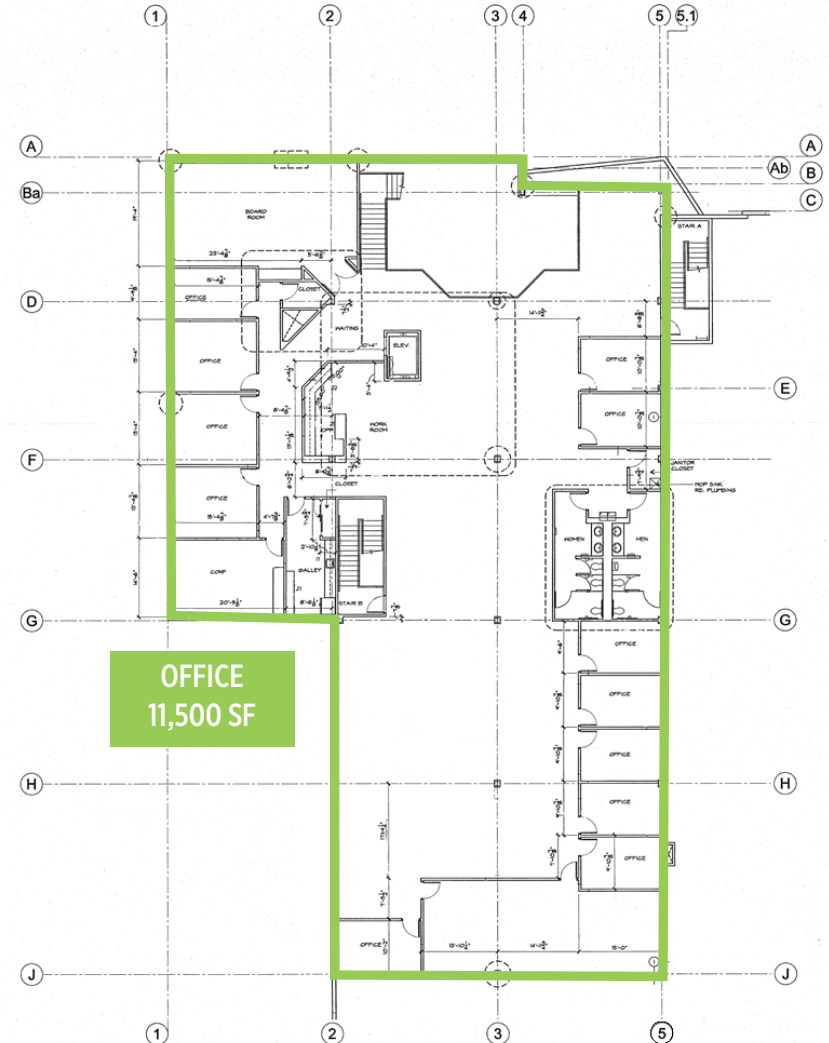
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# // FLOOR PLANS

## 1ST FLOOR

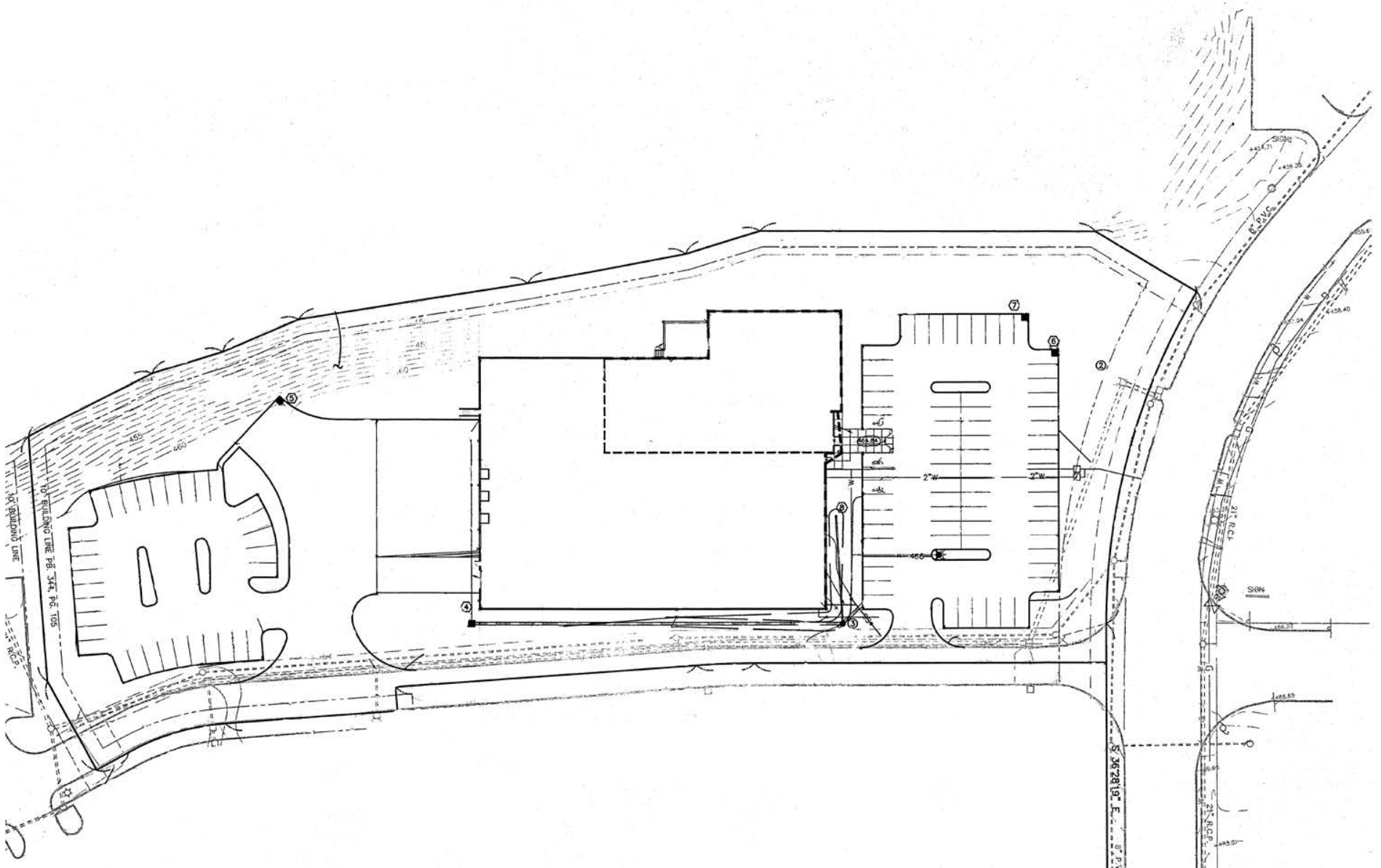


## 2ND FLOOR



# // SITE PLAN

4.07 ACRES



# // LOCATION



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