

3190

RIDER TRAIL SOUTH

EARTH CITY, MO 63045



LISTED BY

KEITH ZIERCHER
Director
+1 314 746 0384
keith.ziercher@cushwake.com

BRYAN ZIERCHER
Commercial Alliance Partners
Owner/Broker
+1 314 503 5355
bz.capllc@outlook.com



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



Full Spectrum LED Lighting
Large Windows/Natural Lighting
in Production Area



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



Fully Climate Controlled
Office & Production Areas



Heated Warehouse



ESFR Fire Suppression System



4.07 Acres



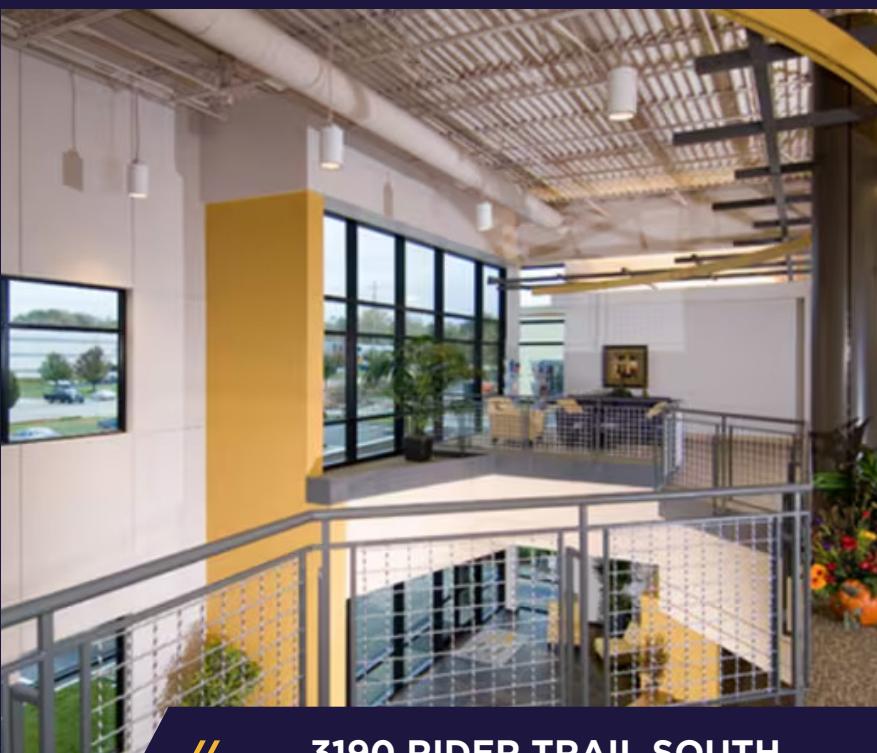
Elevator Served
(3,000 lb capacity)



New roof in 2019 -
20 years warranty



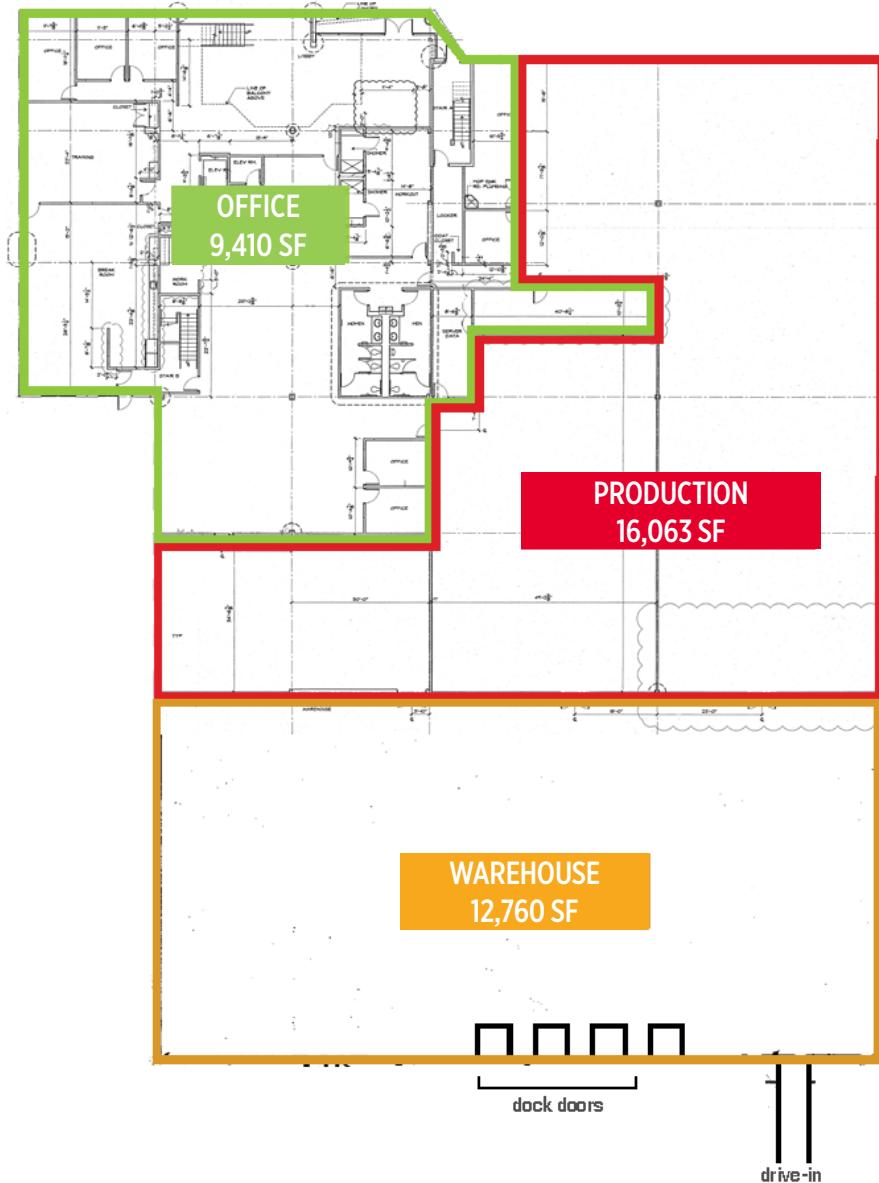
Lease in place through 7/31/2026
(Subject building is currently vacant
and tenant is not utilizing the space)



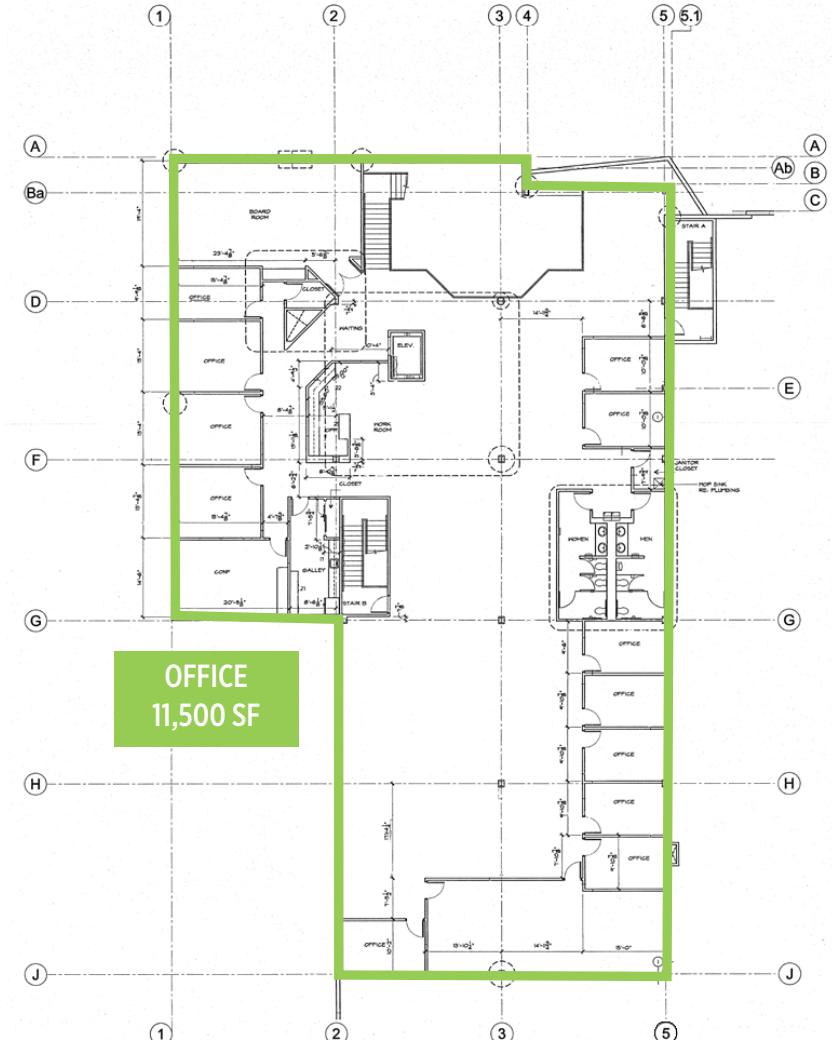
// FLOOR PLANS



1ST FLOOR



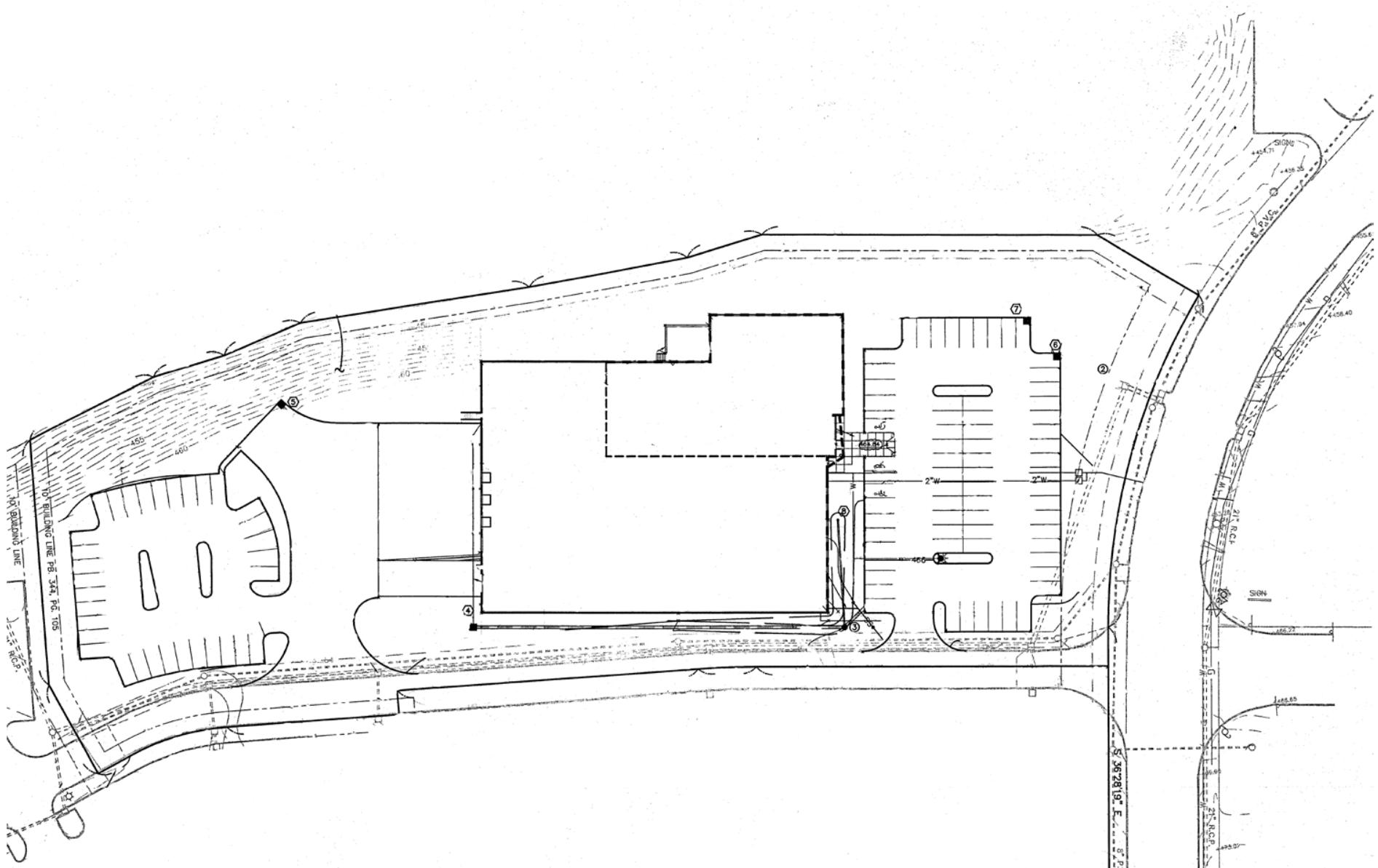
2ND FLOOR



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/// SITE PLAN

4.07 ACRES



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// LOCATION



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CONTACT

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