

13330 LAKEFRONT DRIVE / EARTH CITY, MO  
ST. LOUIS

# EARTH CITY

## TRADE CENTER

315,000 SF AVAILABLE FOR SALE OR LEASE | DIVISIBLE TO  $\pm 70,000$  SF

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

\*lease must be signed before Q3 2026, minimum 3 year term

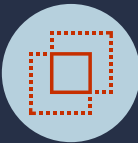




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ST. LOUIS



**SPACE AVAILABLE:**  
315,000 SF



**DIVISIBLE:**  
±70,000 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

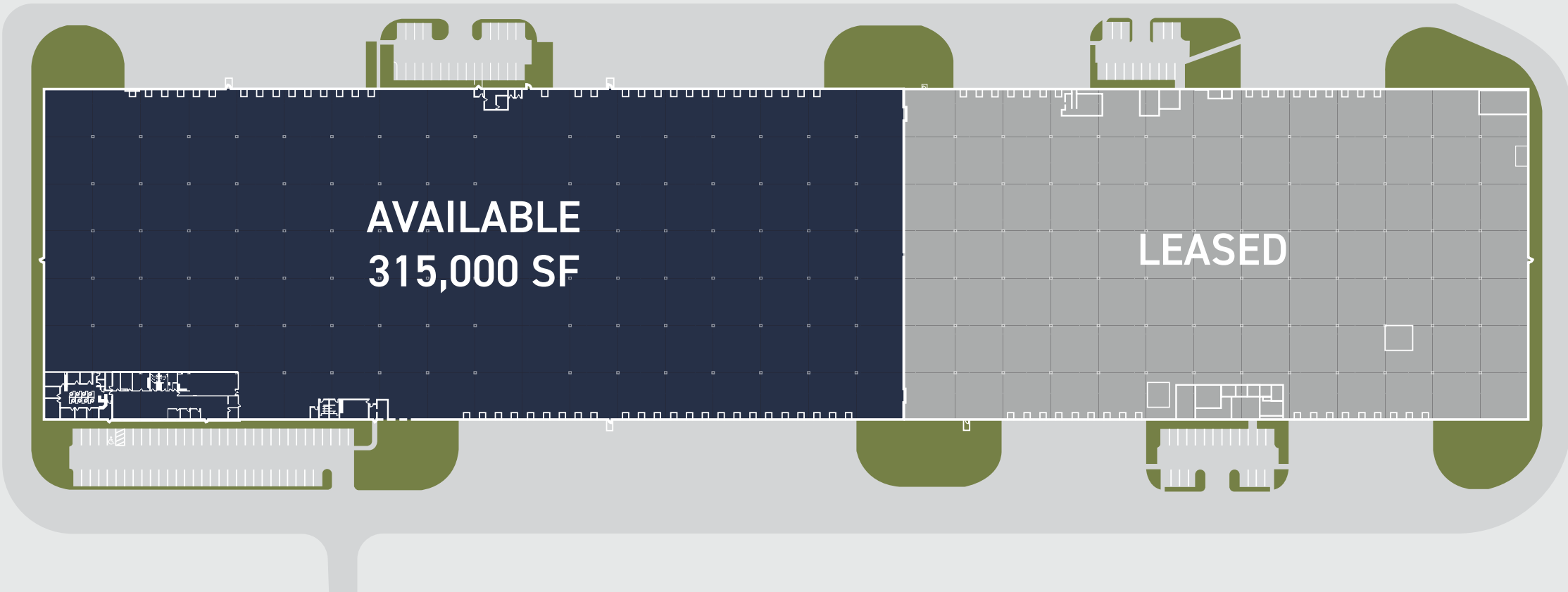


**LEASE RATE:**  
\$3.50/SF NNN



**SALE PRICE:**  
CONTACT BROKER

## SITE PLAN

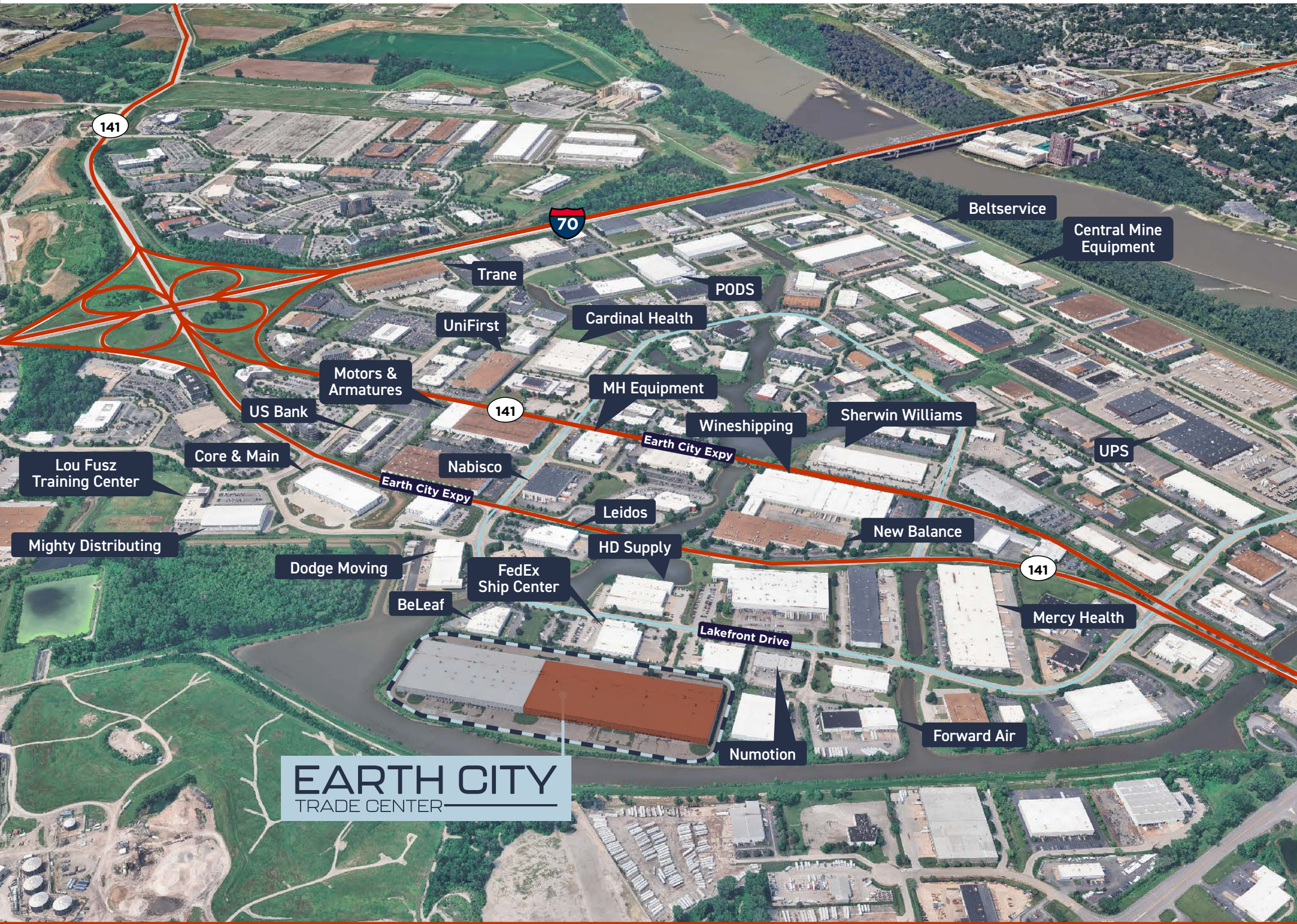


■ AVAILABLE  
■ LEASED



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LOCATION HIGHLIGHTS





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