



EARTH CITY

INDUSTRIAL CENTER

4285 Rider Trail North, Suite 100
Earth City, MO 63045
±170,000 SF | ±8 Acres

33,900 SF

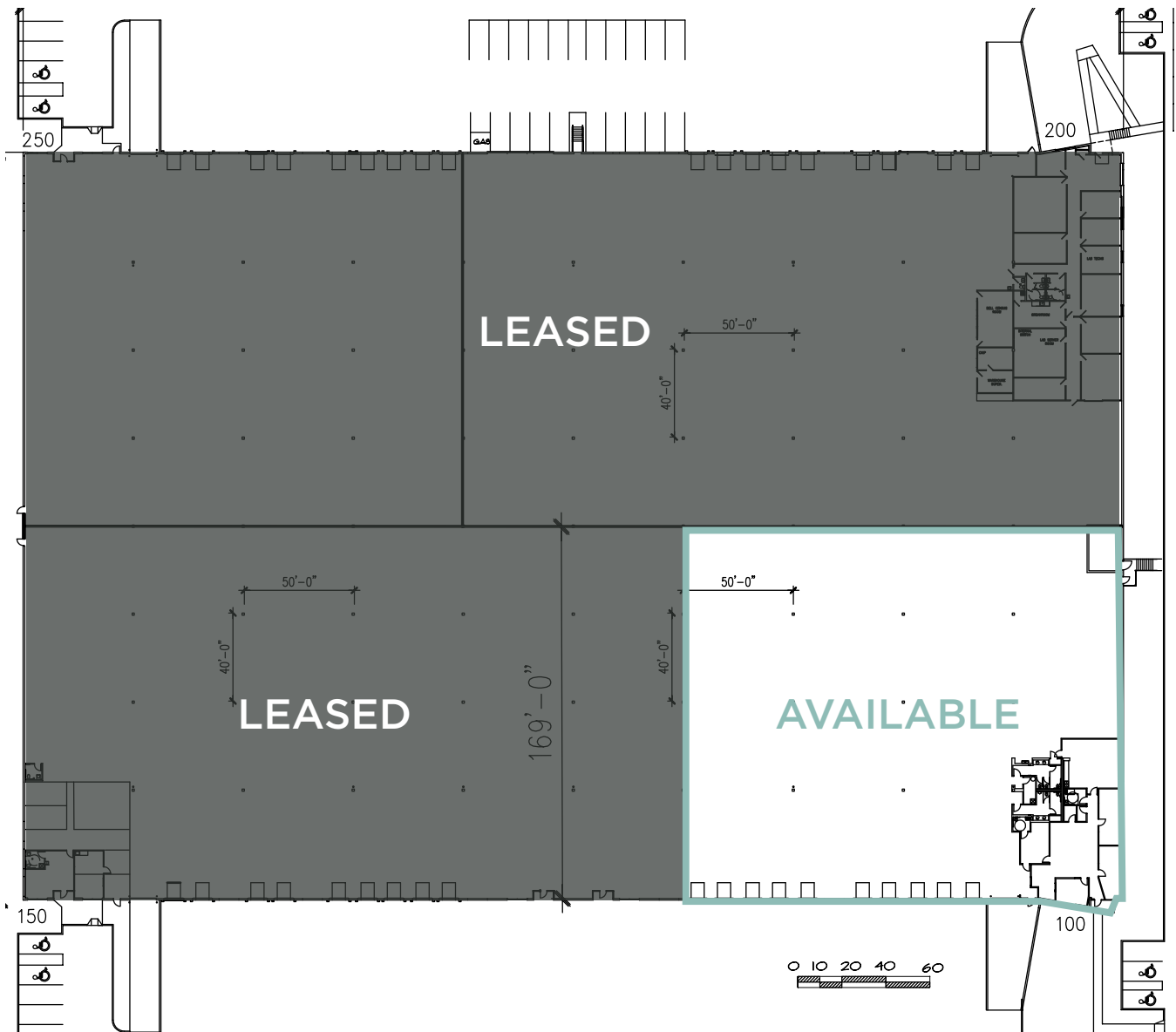
AVAILABLE FOR LEASE

FOR MORE
INFORMATION,
PLEASE CONTACT:

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SUITE SPECIFICATIONS

Building Size: 170,000 SF
Available Area: 33,900 SF
Office Area: 2,500 SF
Clear Height: 30'
Dock Doors: 10 (9' x 10')

Column Spacing: 50' x 40'
Building Depth: 160'
Building Dimensions: 340' x 500'
Building Configuration: Side-Loaded
Truck Court: 150'

Auto Parking: 0.75/1,000 SF
Sprinkler: ESFR
Lighting: LED
Electrical Service: 600A 480/277V
Lease Rate: \$7.25/SF NNN



SITE ADVANTAGES

- **Prime Access to I-270, I-70 & Hwy 370** - Exceptional highway connectivity provides efficient access to the entire St. Louis metro and key regional Midwest markets
- **Strategically Located In One of St. Louis' Prominent Industrial Parks** - Located in the heart of Earth City, one of the region's premier industrial parks, just 15 minutes from Westport
- **Better Buildings** - Tenants benefit from modern construction, improved functionality, and building features
- **Labor Access** - Access to a deep and reliable labor pool supporting logistics, manufacturing, and distribution users throughout Earth City



2 MIN
UPS



6 MIN
141/I-70



7 MIN
I-70/I-270



12 MIN
AIRPORT



15 MIN
WESTPORT

ESTABLISHED DEVELOPER TRUSTED PARTNER

Established in 2012, NorthPoint Development is a privately held real estate development firm specializing in the development of Class A Real Estate facilities. Our firm differentiates itself from competitors through a strong engineering, technical, and data driven focus. We employ numerous data scientists, as well as, civil, geotech, electrical, industrial, and computer engineers.

NorthPoint is currently active in 26 states across the United States and has developed more than 153.5 MM SF of new industrial facilities. Our motto "Beyond the Contract" embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Our approach in all business relationships is to be fair and to operate by the "Golden Rule."



153.5 MM SF
CURRENT INDUSTRIAL
PORTFOLIO



5.8 MM SF
INDUSTRIAL SPACE
UNDER CONSTRUCTION



15.4 MM SF
INDUSTRIAL SPACE
LEASED IN 2025



\$20.6 BILLION
TOTAL CAPITAL RAISED
SINCE INCEPTION



125K
EST. JOBS CREATED IN
OUR DEVELOPMENTS



\$14.9 MILLION
CHARITABLE
CONTRIBUTIONS SINCE
INCEPTION

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