RIVERPORT 4

3101-3141 RIVERPORT TECH CENTER DRIVE
MARYLAND HEIGHTS, MO 63043



18,000 - 108,000 SF

AVAILABLE FOR LEASE

FOR MORE INFORMATION, PLEASE CONTACT:

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CUSHMAN & WAKEFIELD

SPARROWHAWK

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PROPERTY **HIGHLIGHTS**

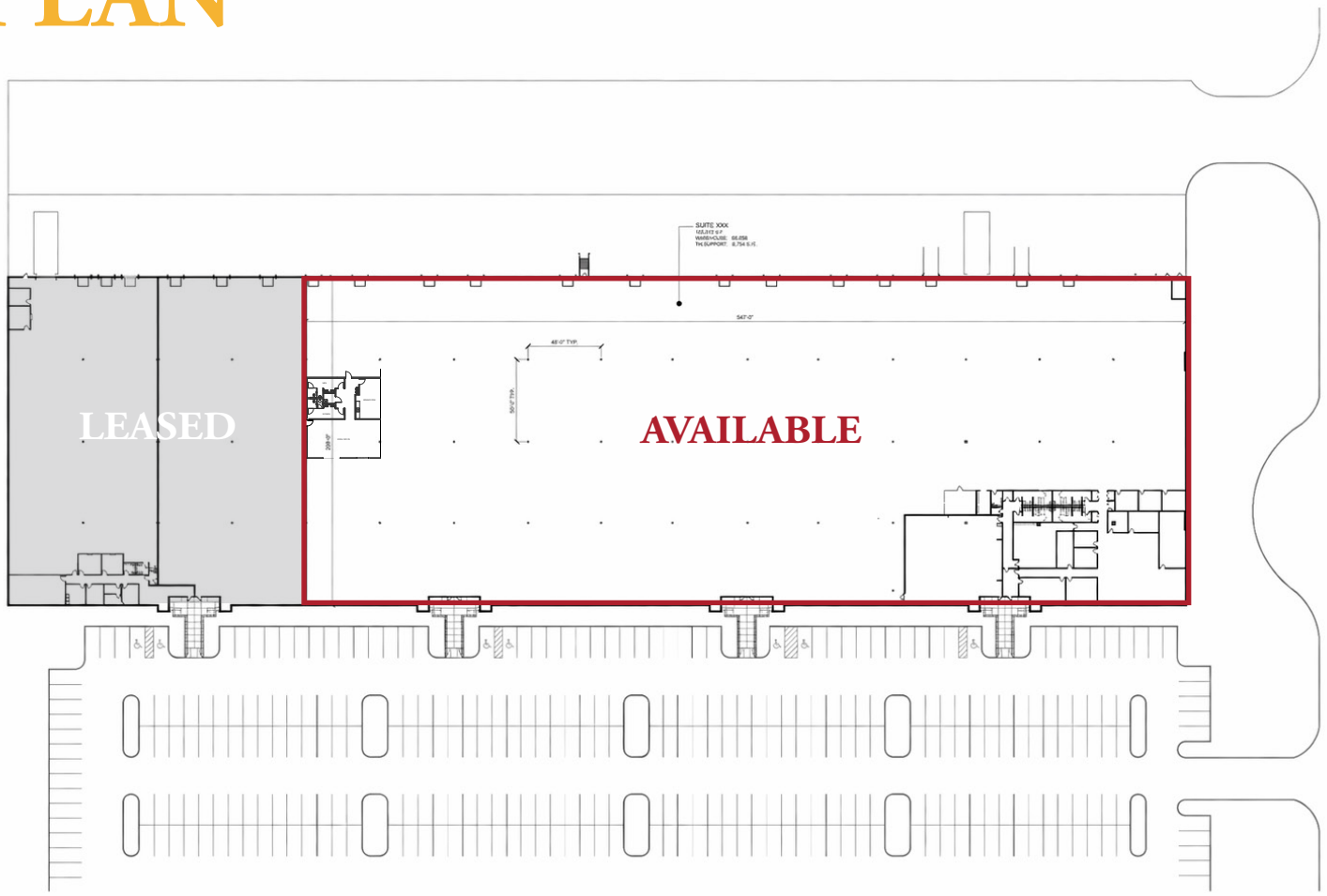
Riverport 4 offers a prime industrial opportunity in the heart of the Riverport submarket, with immediate access to I-270, I-70, and Lambert International Airport. Combining a strategic location with a highly functional layout, the property is well positioned for efficient distribution, logistics, and light industrial operations.

Building Size: 144,000 SF	**Drive-In Doors:** 2 (14'x14' & 12'x14')
Year Built: 2007	**Column Spacing:** 45' x 50'
Available Area: 108,000 SF	**Building Depth:** 200'
Divisible To: 18,000 SF	**Auto Parking:** 150 car spaces
Office Area: 12,000 SF	**Sprinkler:** ESFR
Clear Height: 24'	**Lighting:** New LED fixtures
Dock Doors: 13 (9'x10') with levelers	**Loading:** Rear-loaded
	Lease Rate: $7.50 - $8.50/SF NNN

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SITE PLAN



Central location serving St. Louis & St. Charles counties

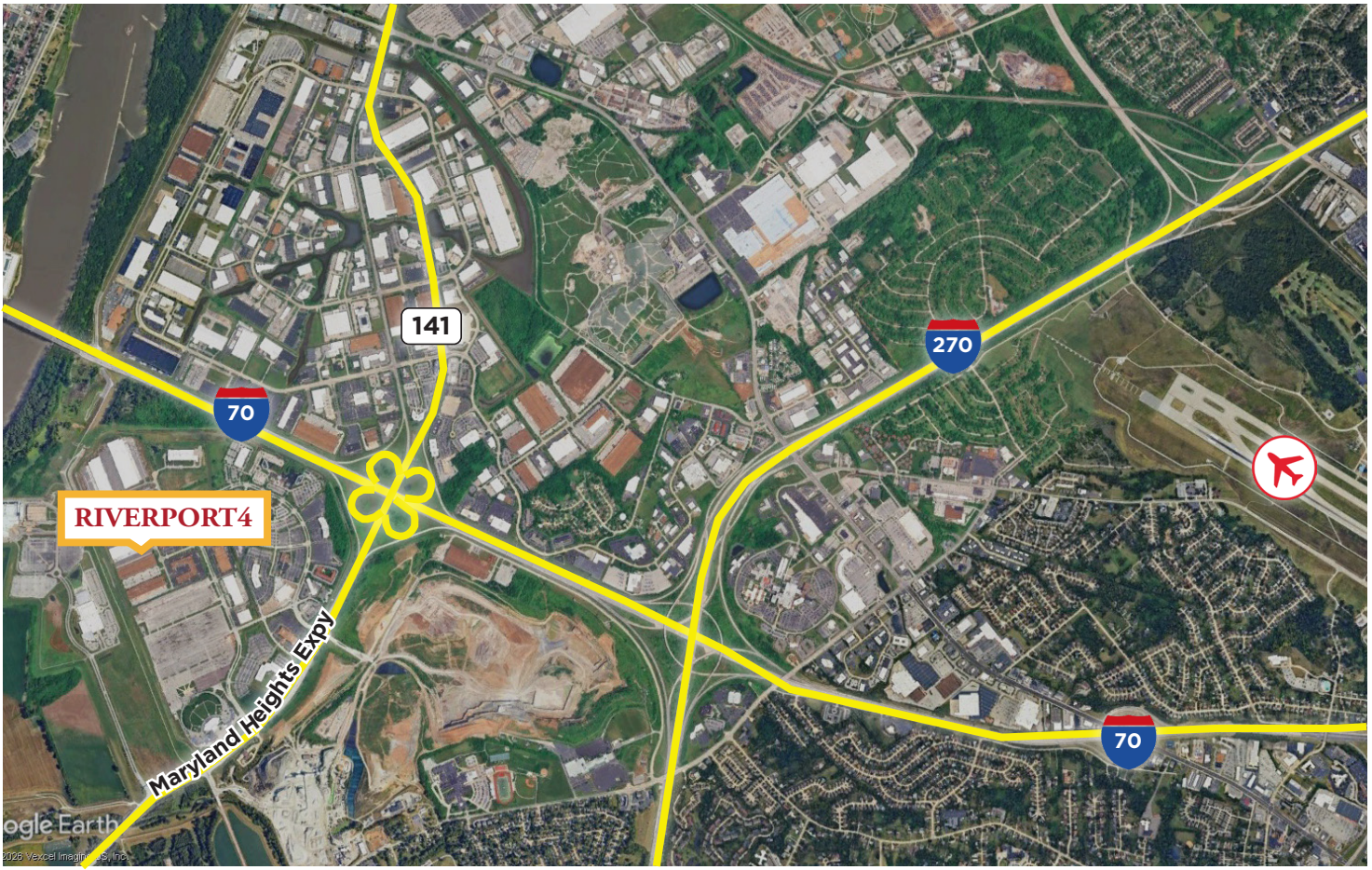
Established corporate Riverport business park with nearby national employers

10 minutes to St. Louis Lambert International Airport

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ACCESS & **LOCATION**



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