

3101-3141 RIVERPORT TECH CENTER

MARYLAND HEIGHTS, MO 63043

18,000-
108,000 SF

AVAILABLE FOR LEASE

FOR MORE INFORMATION,
PLEASE CONTACT:

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PROPERTY HIGHLIGHTS

3101-3141 Riverport Tech Center 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'

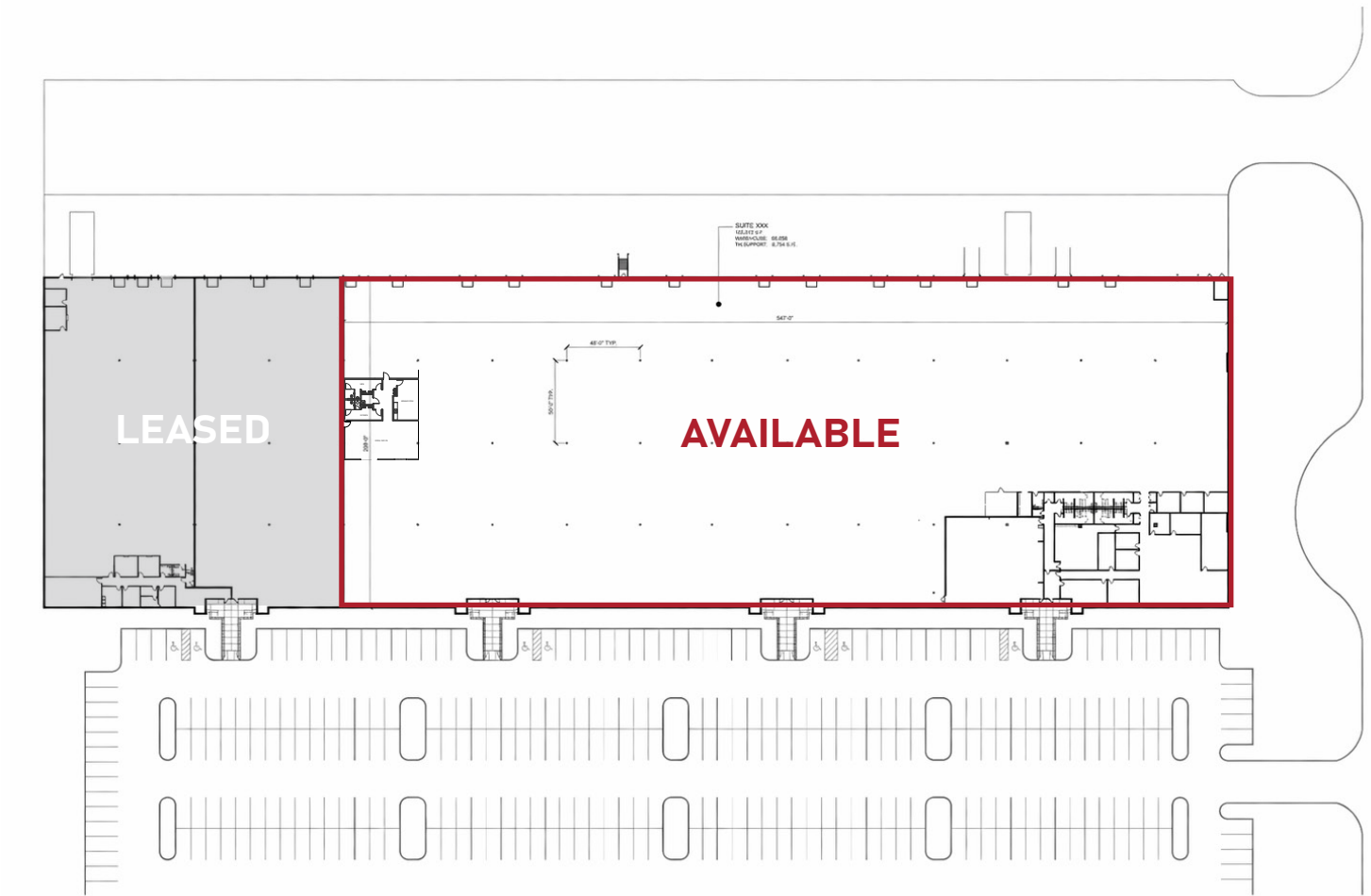
Lighting: New LED fixtures

Dock Doors: 13 (9'x10') with levelers

Loading: Rear-loaded

Lease Rate: \$7.50 - \$8.50/SF NNN

SITE PLAN



Central location serving St.
Louis & St. Charles
counties



Established corporate
Riverport business park with
nearby national
employers

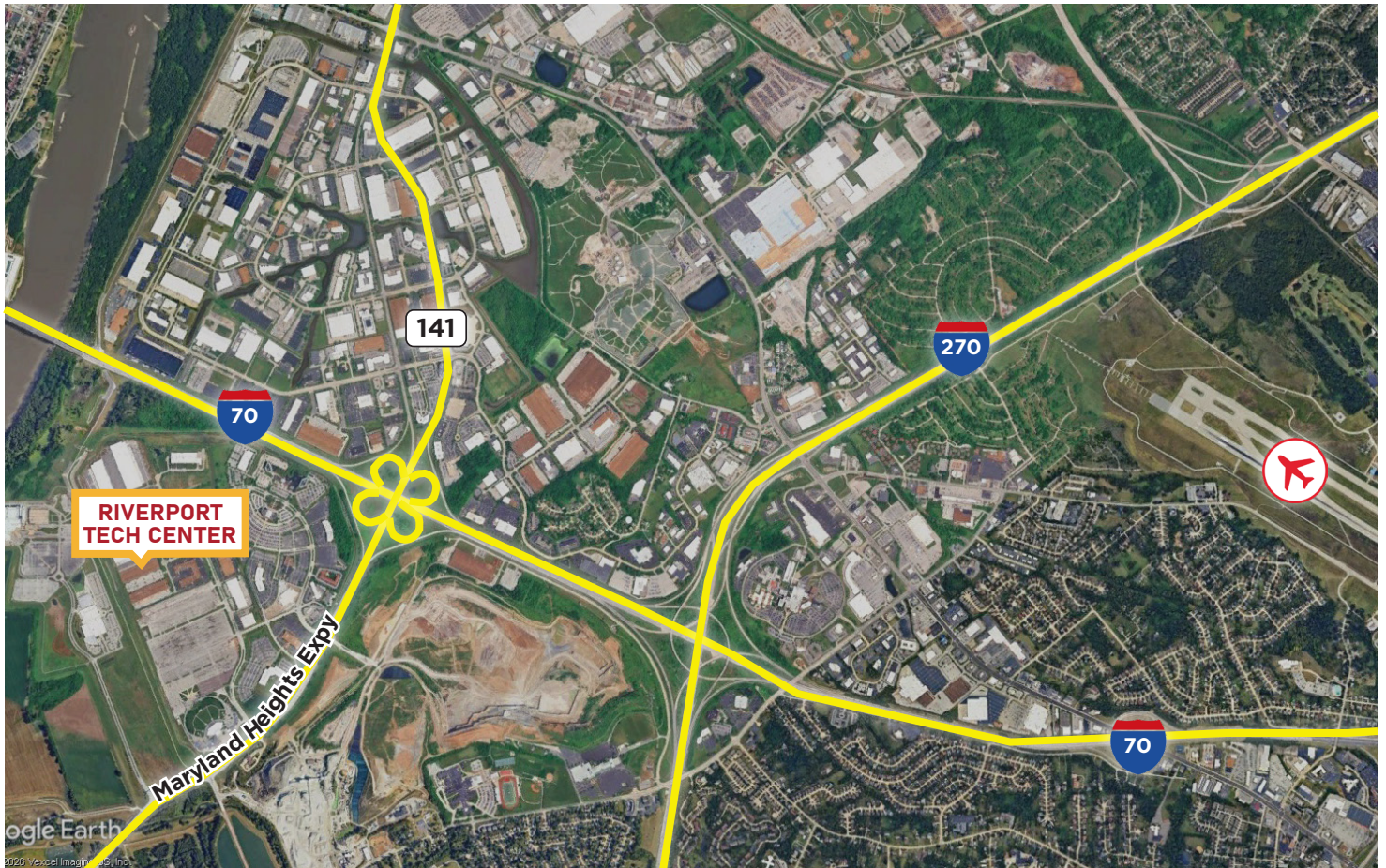


10 minutes to St. Louis
Lambert International
Airport

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ACCESS & LOCATION



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