

13330 LAKEFRONT DRIVE / EARTH CITY, MO
ST. LOUIS

EARTH CITY

TRADE CENTER

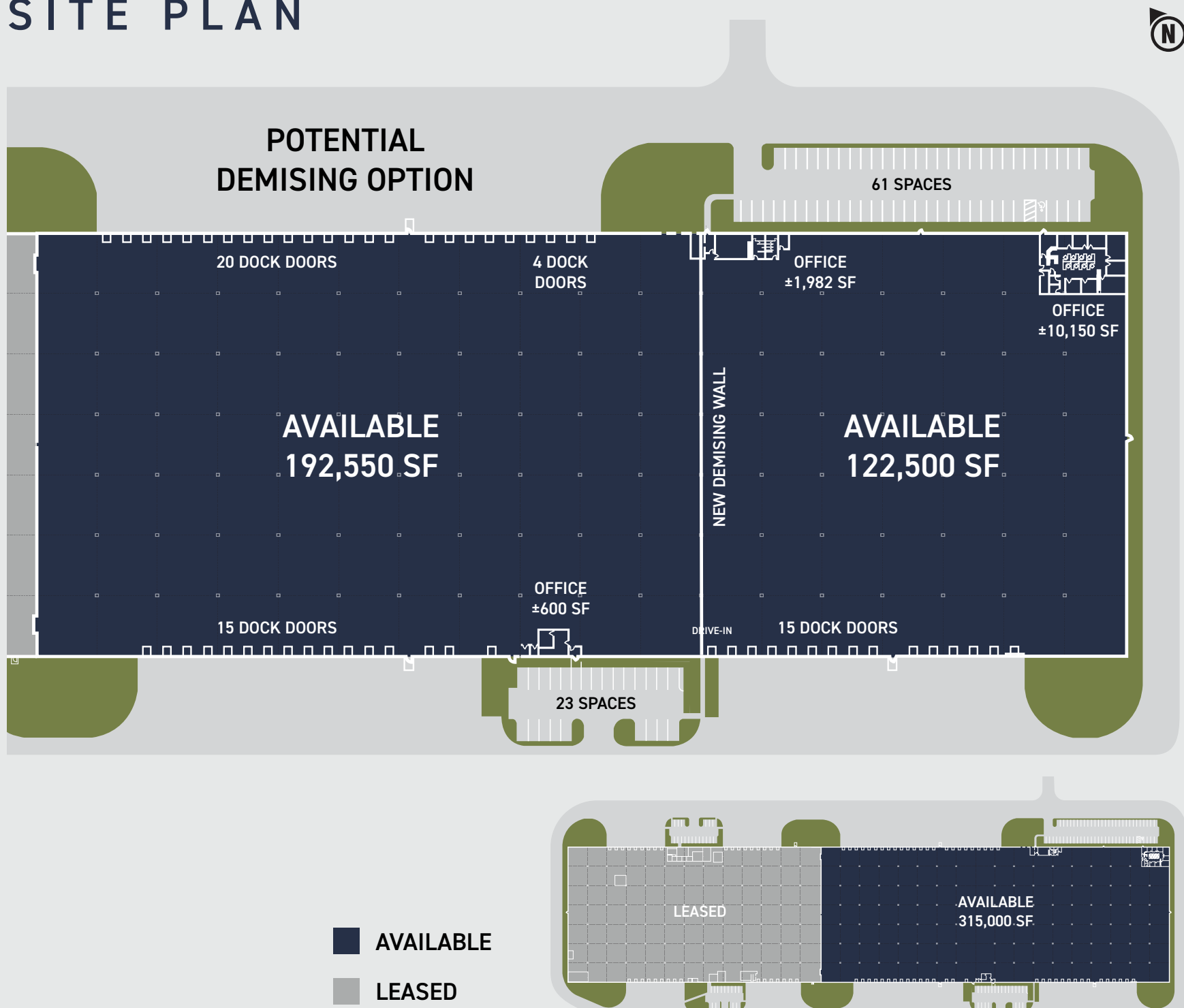
UP TO 315,000 SF AVAILABLE | DIVISIBLE TO ±120,000 SF



PROPERTY OVERVIEW

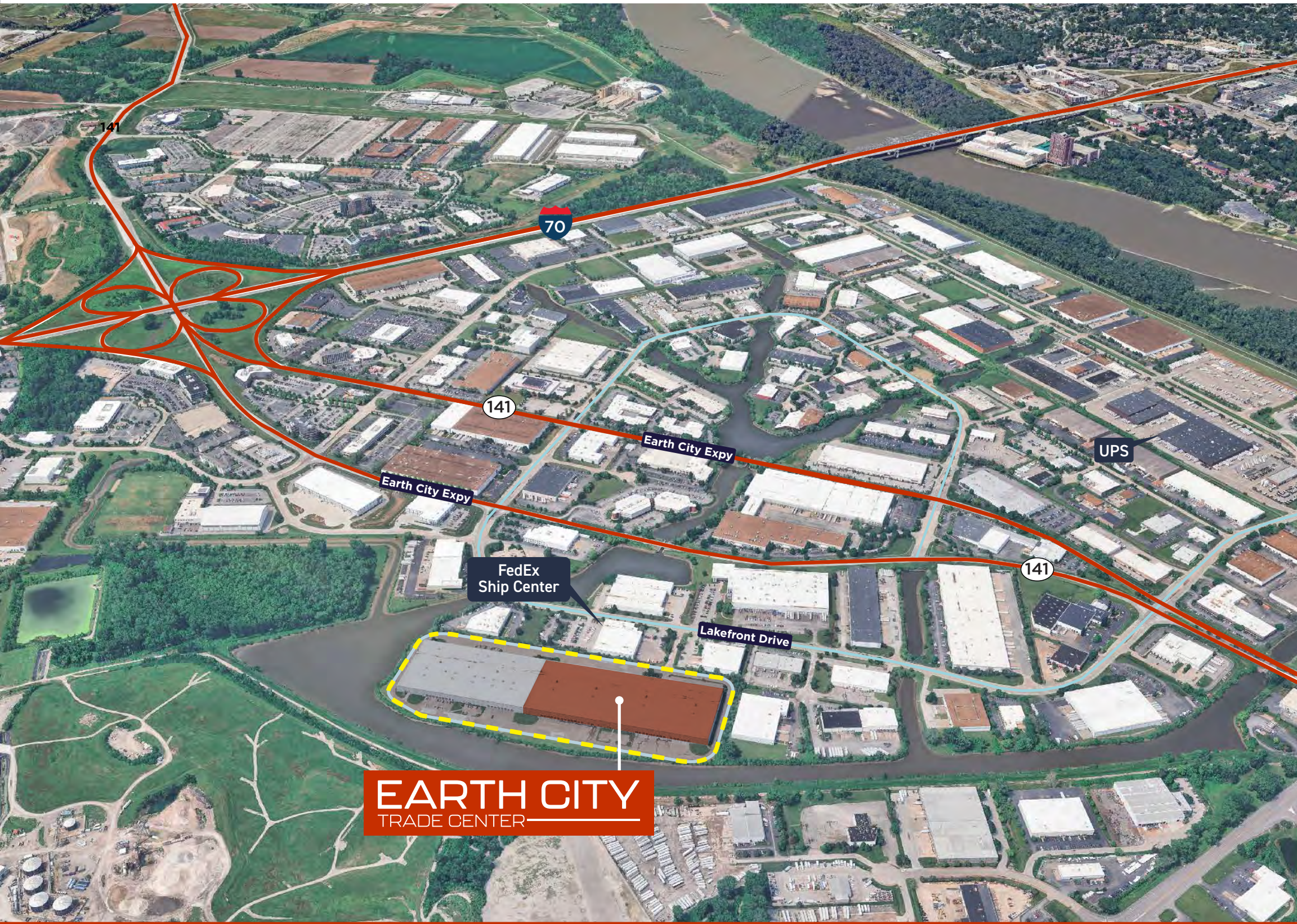
-  **SPACE AVAILABLE:**
UP TO 315,000 SF
-  **DIVISIBLE:**
±120,000 SF
-  **OFFICE:**
±12,732 SF
(THREE PODS)
-  **CLEAR HEIGHT:**
35' MINIMUM
-  **LOADING:**
54 DOCK DOORS
1 (12X14) DRIVE-IN
-  **CAR PARKING:**
84 (EXPANDABLE)
-  **CROSS-DOCKED DESIGN:**
350' DEEP
-  **COLUMN SPACING:**
50' X 50'
-  **FIRE:**
ESFR
-  **LIGHTING:**
T5 HIGH EFFICIENCY
-  **POWER:**
480/277 VOLTS
3-PHASE ELECTRIC
-  **LEASE RATE:**
\$3.50/SF NNN

SITE PLAN



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LOCATION HIGHLIGHTS



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