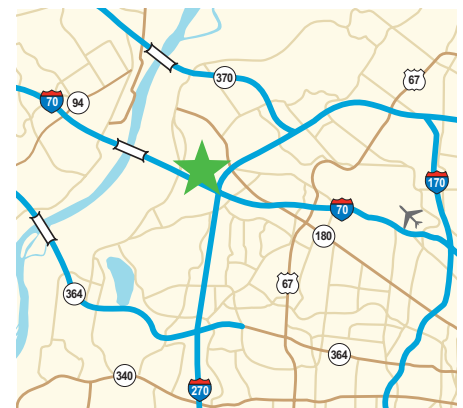




Earth City 7 | 4301 Rider Trail North, Suite 150 | Earth City, MO 63045

Property Highlights

- 70,000 SF available
- 1,853 SF office
- 50' x 50' column spacing
- 28'-30' clear height
- 13 (9'x10') dock doors with shelters
- 1 (12' x 14') ramped concrete drive-in door
- 7 36k lb pit levelers
- 200' building depth
- ESFR sprinkler system
- Desirable Earth City location with easy access to I-70, I-270 and I-370
- 2014 estimated operating expenses: \$1.68
- **Lease rate: \$4.15 NNN**



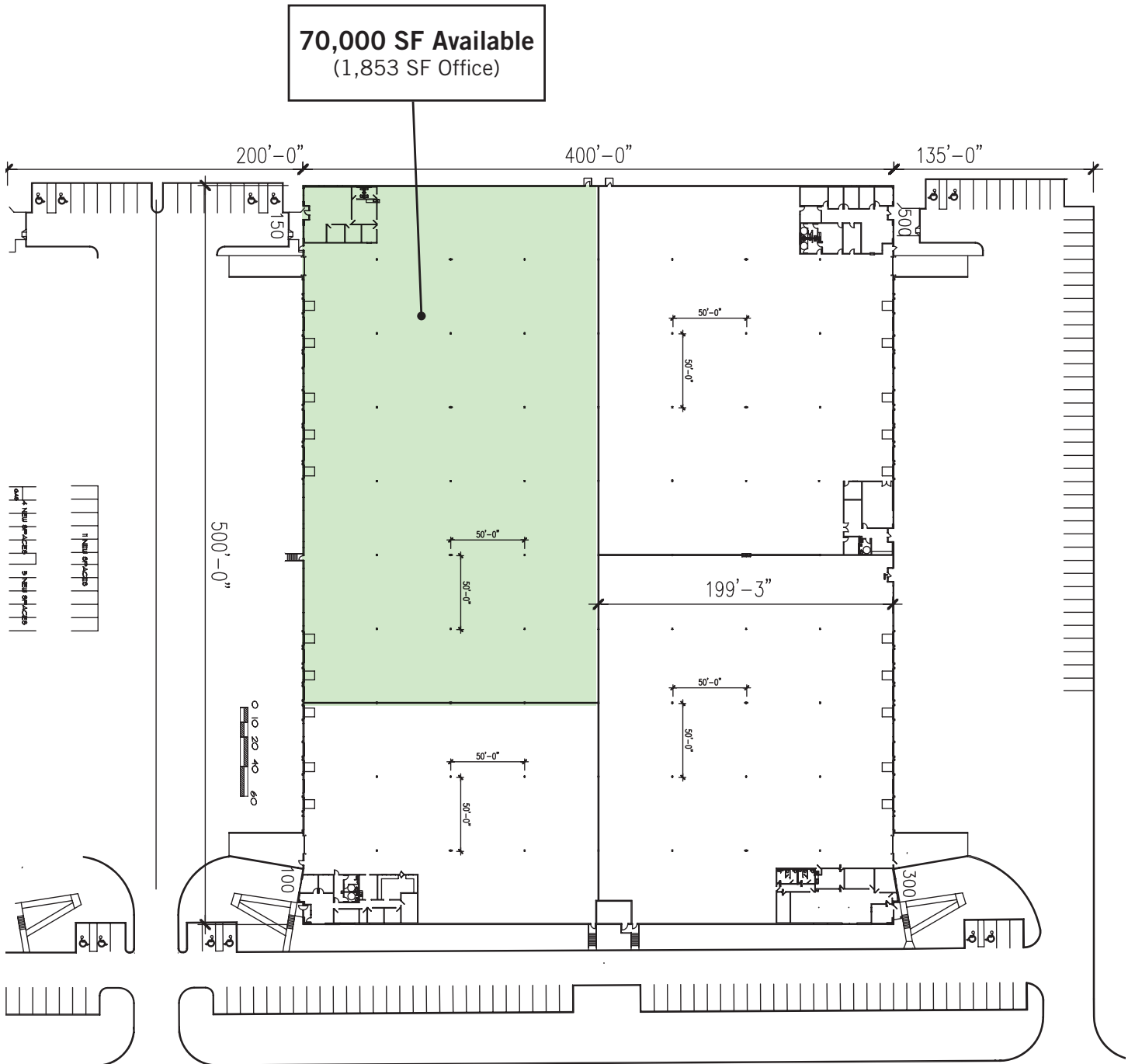
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