



Colliers

FOR LEASE

3630 Corporate Trail Drive

Earth City, MO 63045

Asking Lease Rate:

\$8.95 PSF, NNN

CONTACT US

Daniel Bamberger, SIOR

Executive Vice President
+1 314 584 6226
daniel.bamberger@colliers.com

Joseph Hill, CCIM, SIOR

Executive Vice President
+1 314 584 6213
joseph.hill@colliers.com

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101 South Hanley Road
Suite 1400
St. Louis, MO 63105
+1 314 863 4447
colliers.com/stlouis

Class A Stand-Alone Industrial Building For Lease

Colliers is pleased to present 3630 Corporate Trail Drive, a prime 45,000 SF stand-alone industrial building available for lease.

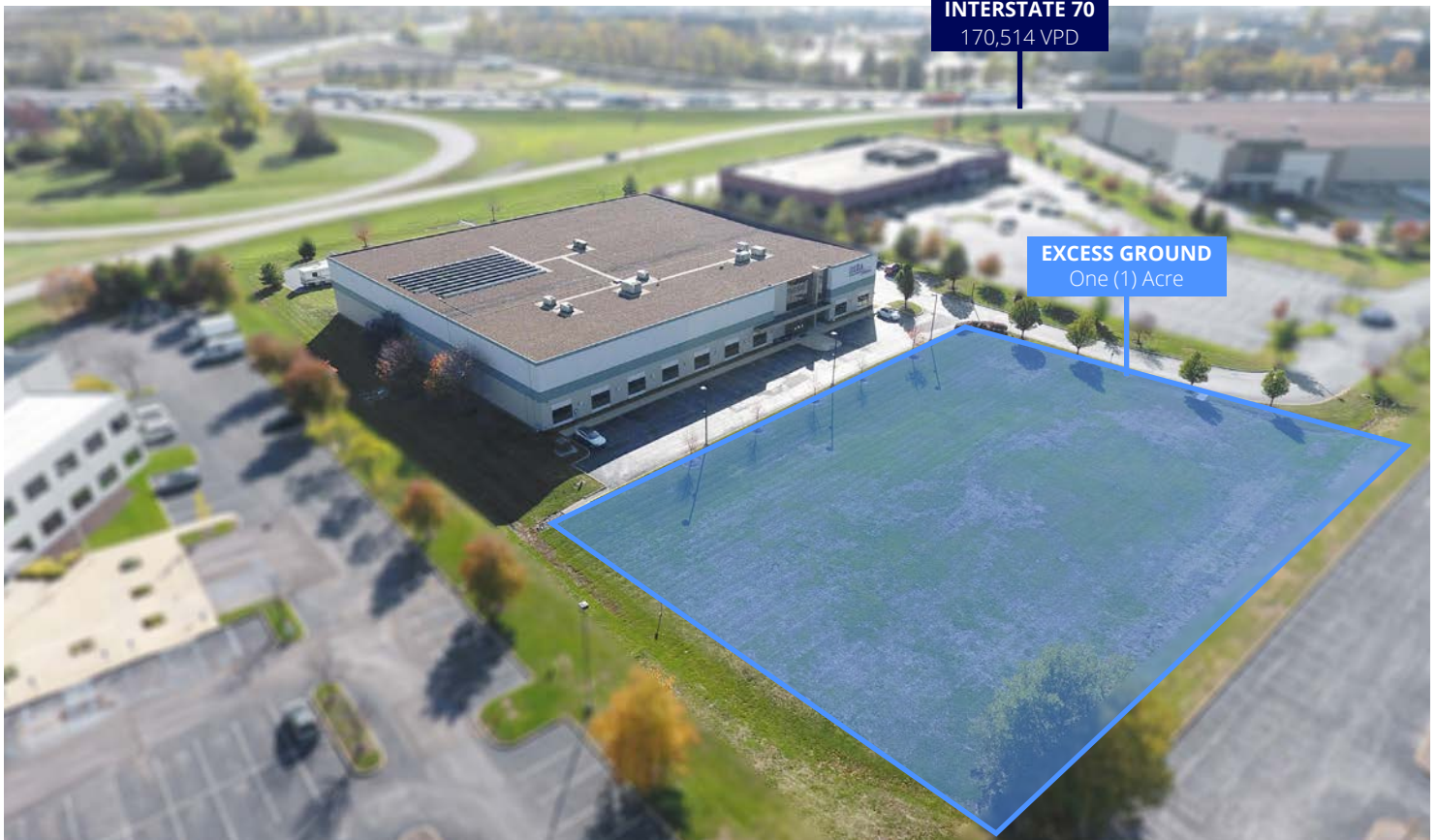
Built in 2005, this facility offers a 27% office finish with showroom space and features highly efficient 45' x 45' column spacing. With five dock doors, one drive-in door, a truck court, and an ESFR sprinkler system, the building is well-equipped to meet a range of operational needs.

Its excellent visibility from I-70 and easy access to the highway make it ideal for businesses seeking convenience and exposure. Additionally, the property includes one acre of land available for expansion, providing flexibility for future growth.

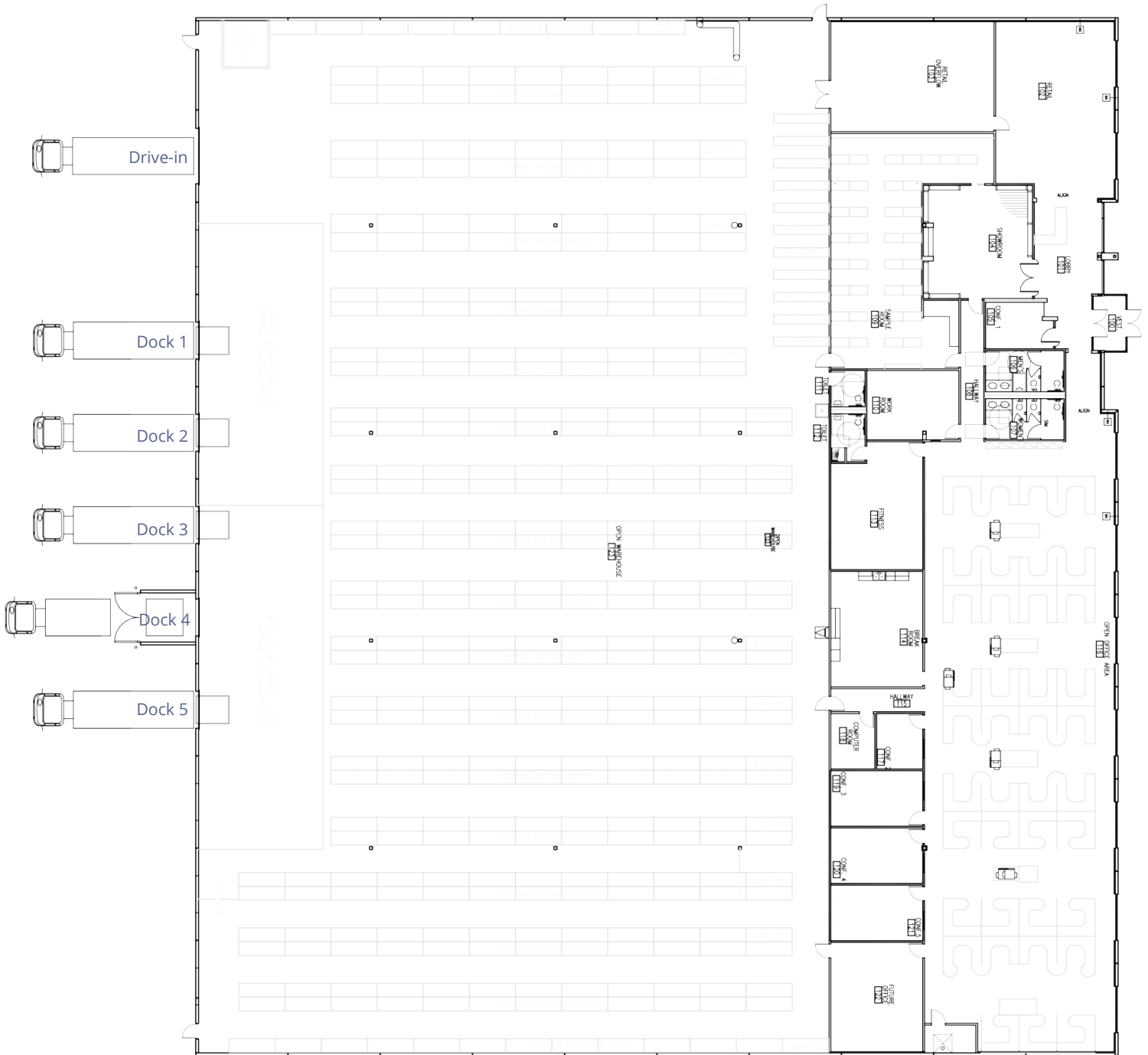
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PROPERTY OVERVIEW

Address	3630 Corporate Trail Drive Earth City, MO 63045
Available SF	45,000 SF
Office SF	12,177 SF (27% office finish with showroom space)
Year Built	2005
Column Spacing	45' x 45'
Ceiling Height	24'
Truck Court	120' depth, large concrete apron
Loading Docks	Five (5) dock-high loading doors with levelers
Drive-ins	One (1) 12' x 10' drive-in door
Sprinkler	ESFR
Excess Ground	One (1) acre for expansion or additional parking
Asking Lease Rate	\$8.95/SF, NNN



FLOOR PLAN



LOCATION



Demographics	1 Mile	3 Miles	5 Miles
Population	270	39,308	135,025
Households	94	16,993	58,836
Avg HH Income	\$83,530	\$105,575	\$102,258
Businesses	377	2,985	7,159
Employees	11,681	59,768	130,767

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