



Colliers

FOR SALE OR LEASE

3630 Corporate Trail Drive

Earth City, MO 63045

Asking Sale Price:

\$5,625,000
\$125.00 PSF, NNN

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

Colliers

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

Class A Stand-Alone Industrial Building For Sale or Lease

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

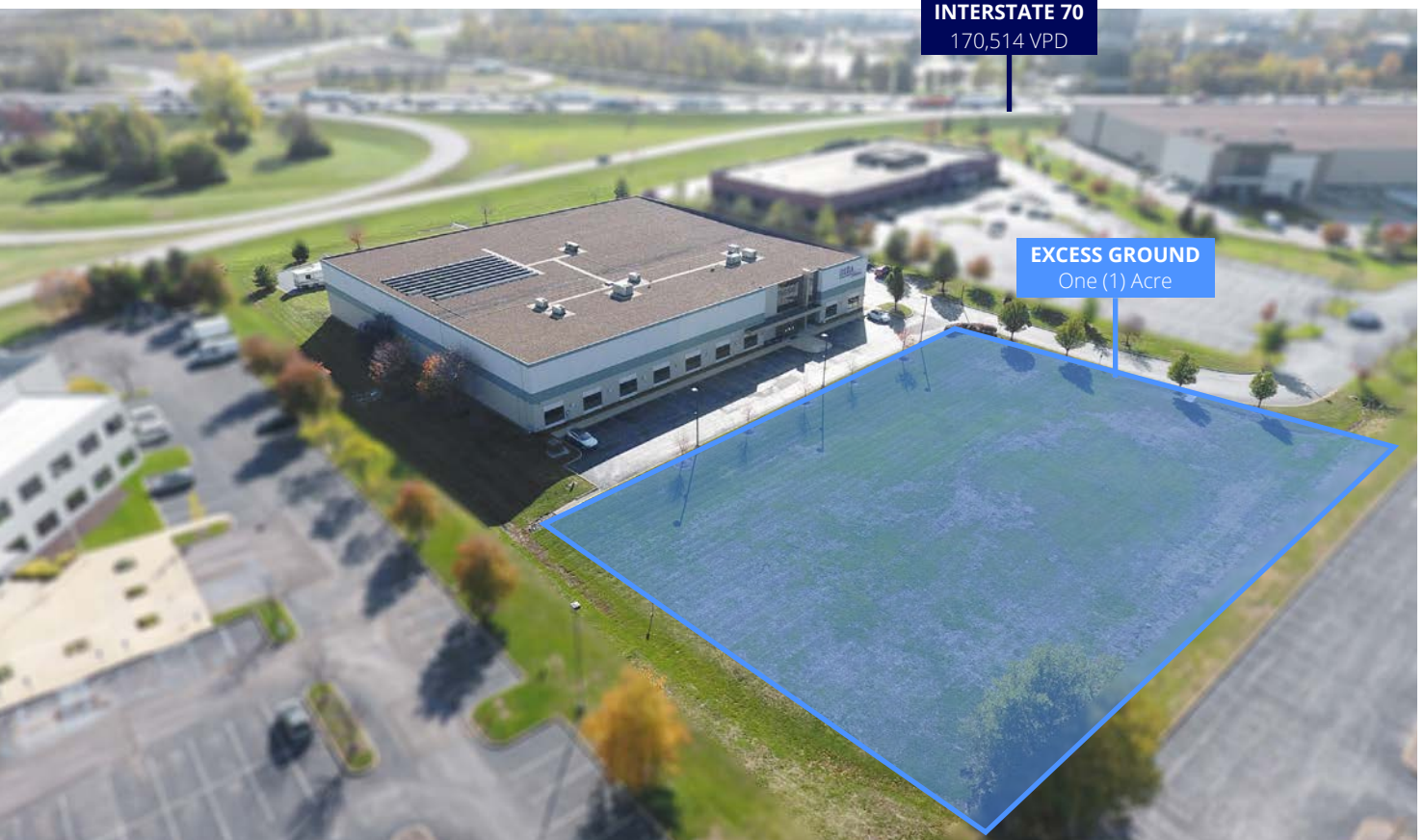
Built in 2005, this facility offers a 27% office finish with showroom space and features highly efficient 45' x 45' column spacing. With five dock doors, one drive-in door, a truck court, and an ESFR sprinkler system, the building is well-equipped to meet a range of operational needs.

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.

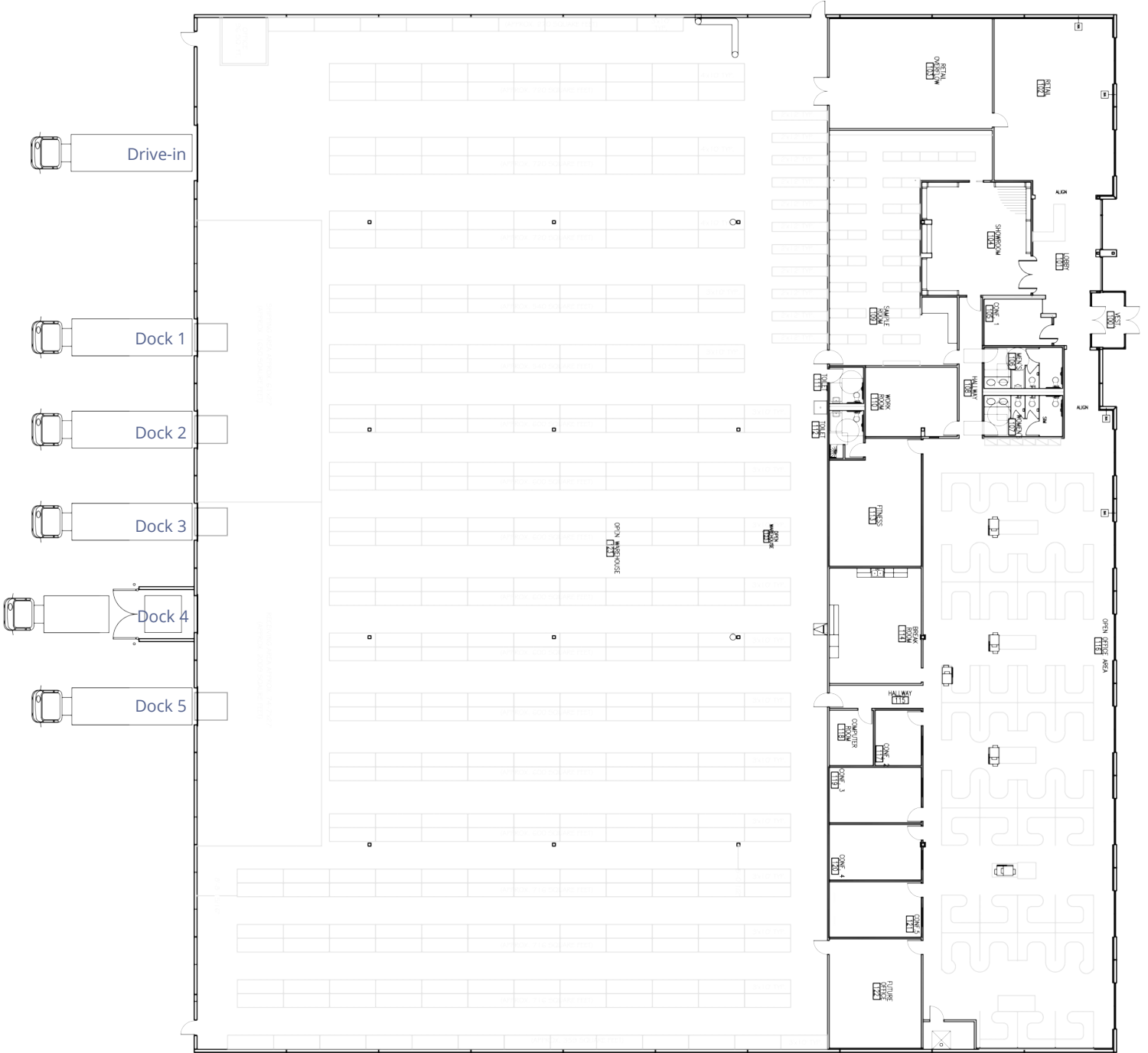
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

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
Car Parking	63 spaces
Excess Ground	One (1) acre for expansion or additional parking
Asking Sale Price	\$5,625,000 (\$125.00 PSF)
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

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

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