

Class A Free-Standing Industrial Building

For Sale/Lease

NAIDESCO

13735 Lakefront Dr

Earth City, MO 63045



Property Highlights



For Sale/Lease
± 52,102 SF on 3.69 AC



Office / Showroom /
Warehouse Facility



Easy Access to
I-70 & I-270



Sale Price: \$6,670,000 (\$128/SF)
Lease Rate: \$8.85 / SF, NNN

For more information, please contact:



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Property Features

- ±52,102 SF office/warehouse facility
 - ±9,960 SF finished office/showroom (19%)
 - Includes 1,560 SF high-bay showroom/will-call area (32' clear), adaptable to a variety of operational uses
- ±3.69 acres (net)
- Built in 2000 with tilt-up concrete construction
- 32' clear height with 40' x 40' column spacing
- 8 dock-high doors
- ESFR sprinkler system
- 280' building depth
- 400 amp / 480 volt / 3-phase power
- 55 parking spaces
- Available January 1, 2027



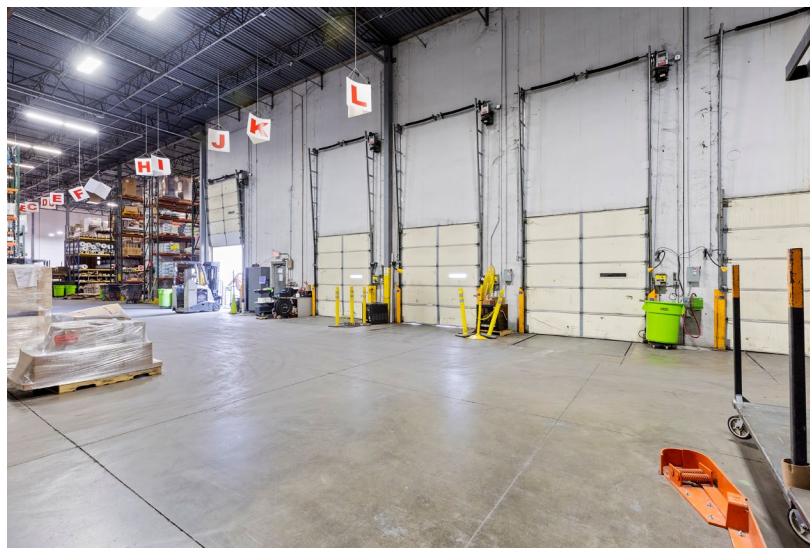
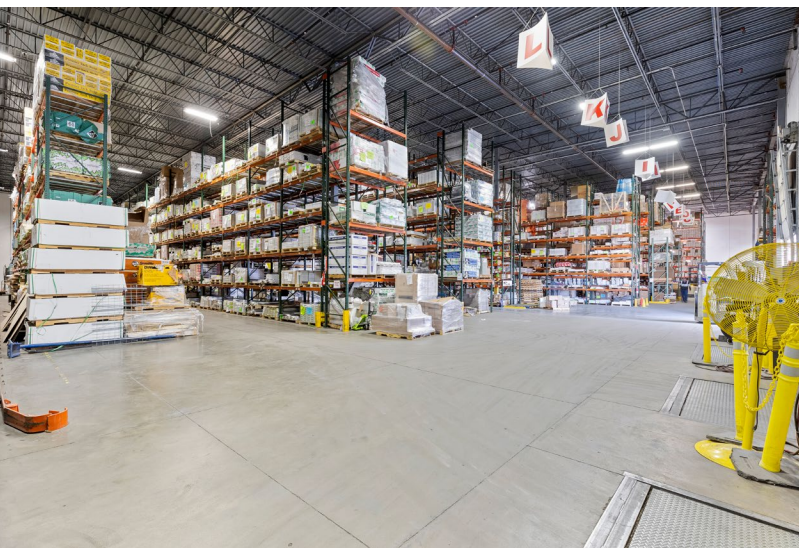
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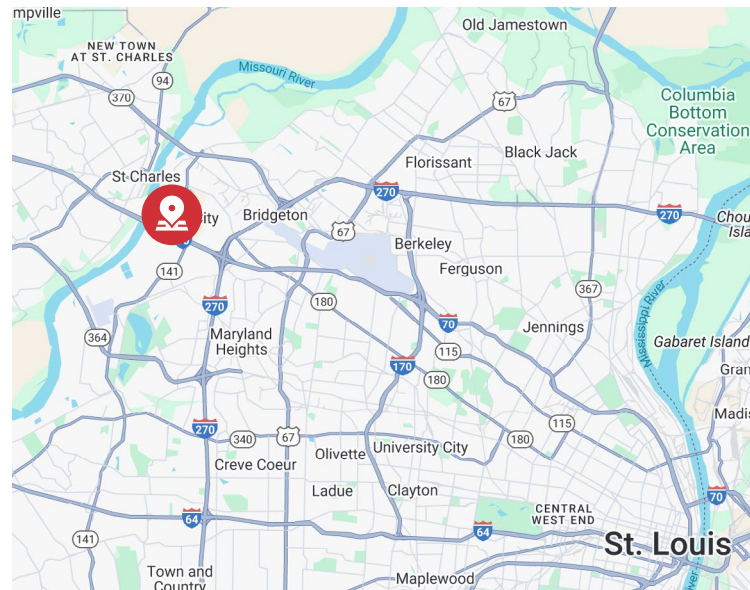
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