

49,783 SF Office/Warehouse for Sublease



**3190 RIDER TRAIL SOUTH
EARTH CITY, MO 63045**



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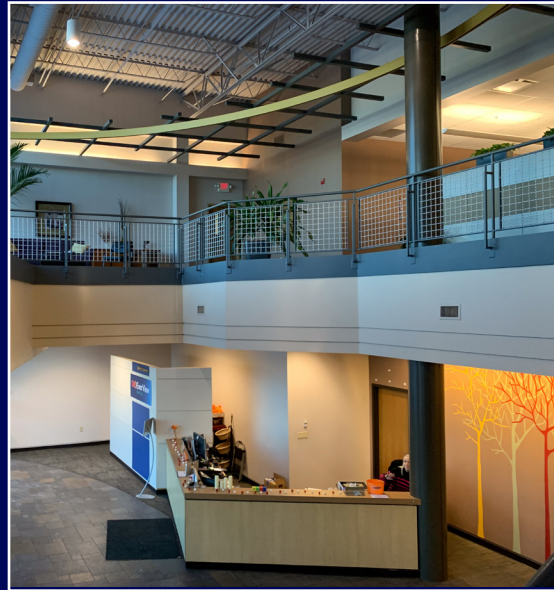
101 South Hanley Road
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Property Overview

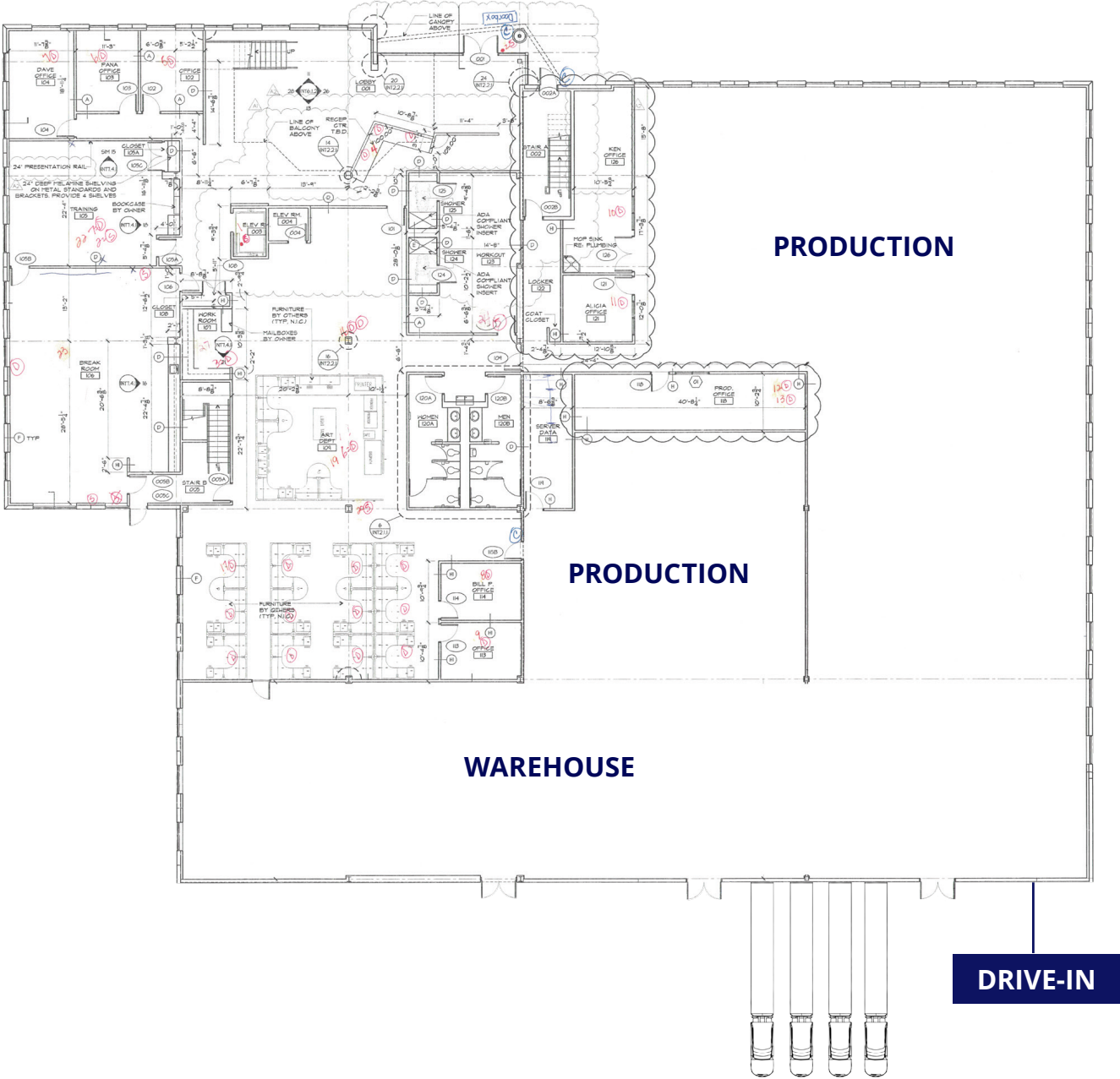
Property Address	3190 Rider Trail South Earth City, MO 63045
Total Available Area	49,783 SF
Use	Office/Warehouse
Availability Date	Immediately available
Office SF	37,337 SF (approx. 18,000 SF in 2nd floor mezzanine)
Warehouse SF	12,446 SF
Loading	Four (4) docks One (1) drive-in
Ceiling Height	30'
Sublease Expiration Date	7/31/2026

Sublease Rate

\$11.50/SF, Gross



Floor Plan



Convenient Highway Access





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