



**FOR SALE OR LEASE**

**13750 Rider Trail North**

Earth City, MO 63045

**Lease Rate:**

**\$7.95** PSF, NNN

**Asking Price:**

**\$1,395,000**  
(\$114.34 PSF)

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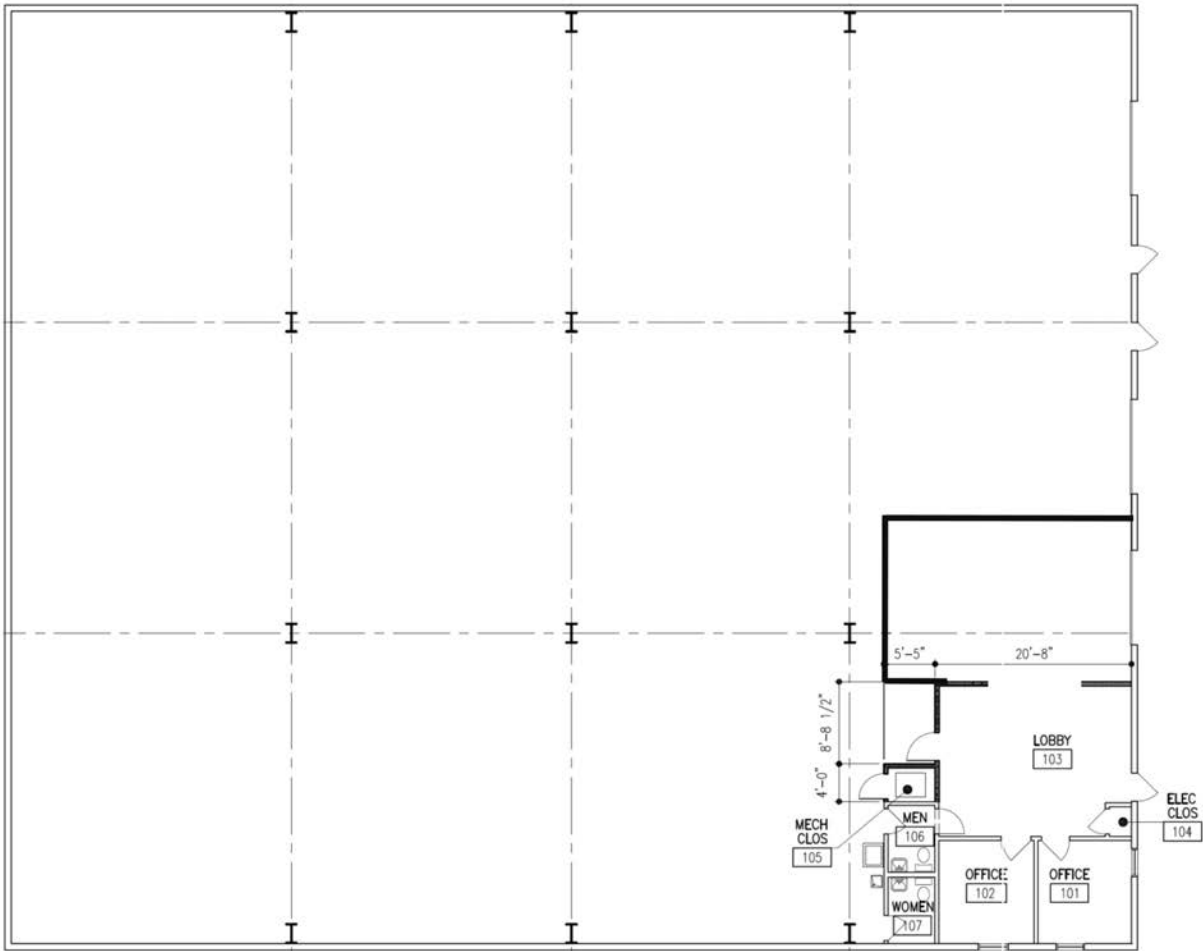
## Office/Warehouse Stand-Alone Building Available For Sale or Lease

### Highlights

- 12,200 SF office/warehouse building
- 1.2 acre site with option to expand
- Possible outside storage
- Two (2) docks (10' x 10') - easily ramped if necessary
- Three (3) punch-outs available for added drive-ins
- 17' clear ceilings
- 32' x 32' column spacing
- 1200 amps, 3-phase power
- Great industrial location with easy access to Hwy 141, Hwy 370, and I-70

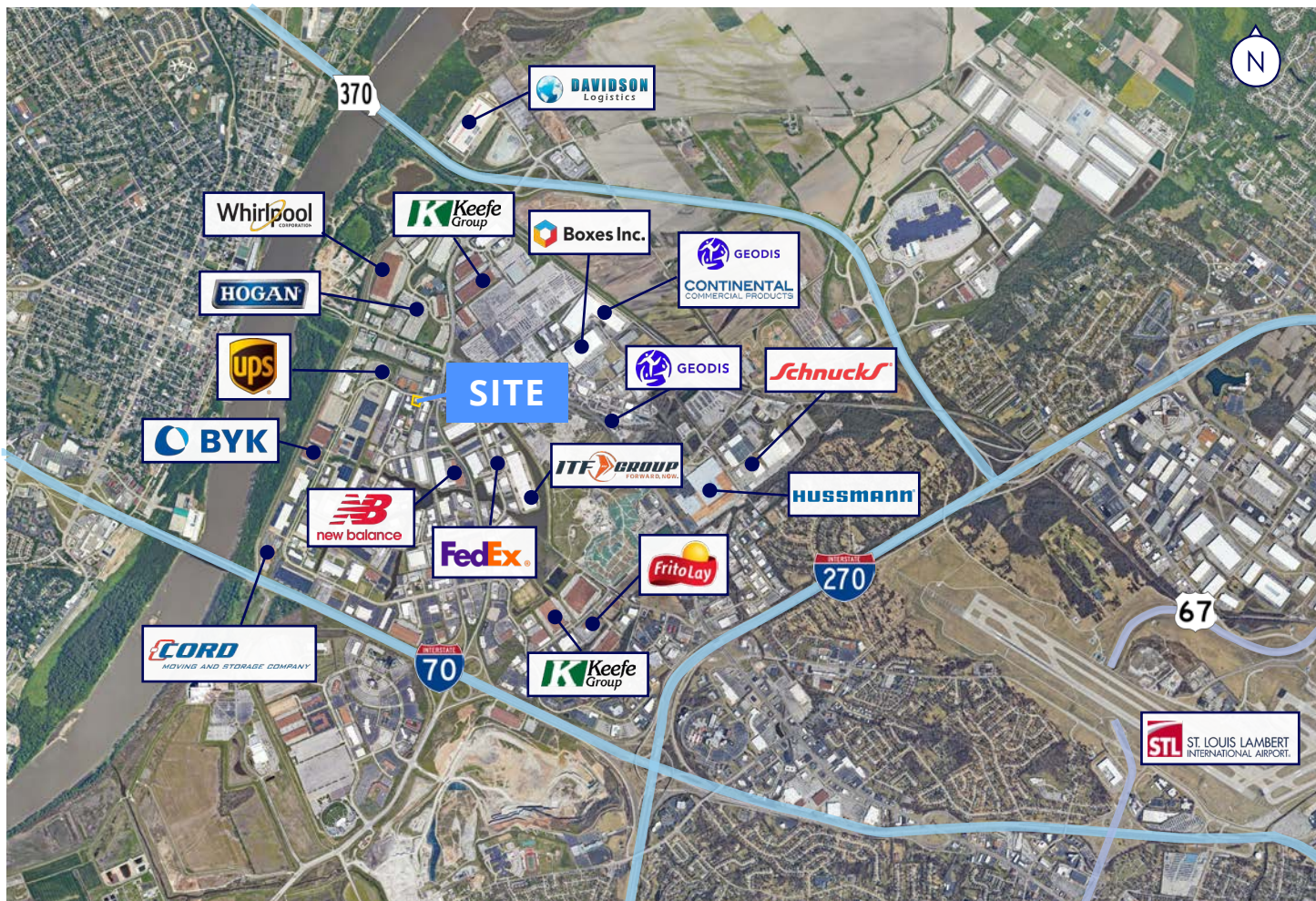
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FLOOR PLAN





## AREA MAP



Demographics	3 Miles	5 Miles	7 Miles
Population	35,508	125,190	254,438
Households	15,105	53,406	109,201
Avg HH Income	\$97,728	\$104,677	\$101,981
Businesses	2,985	5,869	11,159
Employees	59,211	104,098	190,007

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