

RIVERPORT

trade center

13955 Riverport Place, Maryland Heights, MO
Master Planned Industrial Park | Tax Abated
±725,000 SF | ±46 Acres | 3 Buildings

NEW 1,670 SF OF SPEC OFFICE!

BUILDING 3
29,577 SF

FOR MORE
INFORMATION,
PLEASE CONTACT:

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RIVERPORT AMENITIES

- 1 Mobil Gas Station
Subway
Burger King
- 2 Homewood Suites By Hilton
- 3 Dino's Deli
- 4 Dave & Busters
- 5 Hollywood Casino
Charlie Gitto's
Celebrity Grill
- 6 Centene Community Ice Rink &
St. Louis Music Park
- 7 McDonald's

**SITE
ADVANTAGES**

- **Prime Access to I-70 & I-270** - “Main & Main” for Local and Regional Industrial Distribution.
- **Strategically Located In-Between Two of St. Louis’ Prominent Industrial Parks.** - Adjacent to Earth City and less than 10 Minutes to Westport.
- **Newer Buildings. Better Buildings.** - Average age of Class-A buildings in Earth City and Westport is 20+ years old. Riverport Trade Center offers state-of-the-art facilities developed & tailored for today’s industrial users.



9 MIN
AIRPORT



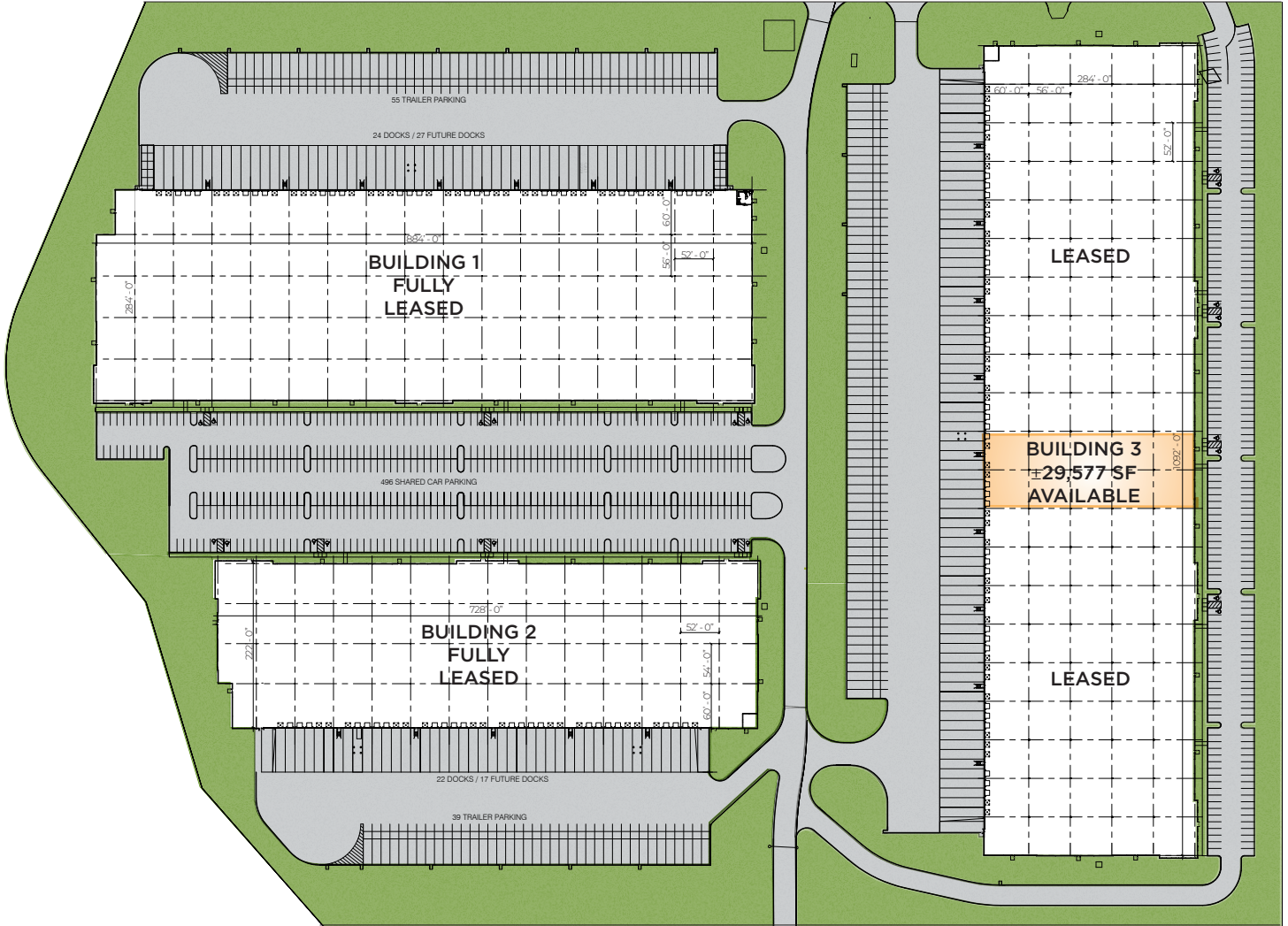
5 MIN
I-70/I-270



8 MIN
UPS



9 MIN
WESTPORT



NORTHPOINT DEVELOPMENT is a well-capitalized and highly experienced landlord and developer with deep in-house engineering expertise. Founded in 2012, NorthPoint has developed ±148 million SF in more than 29 states for tenants such as Chewy, Home Depot, Amazon, GE, Lowe's, UPS, Adidas, Hostess, Ford and General Motors.

PARK ADVANTAGES



**10-YEAR
TAX
ABATEMENT**

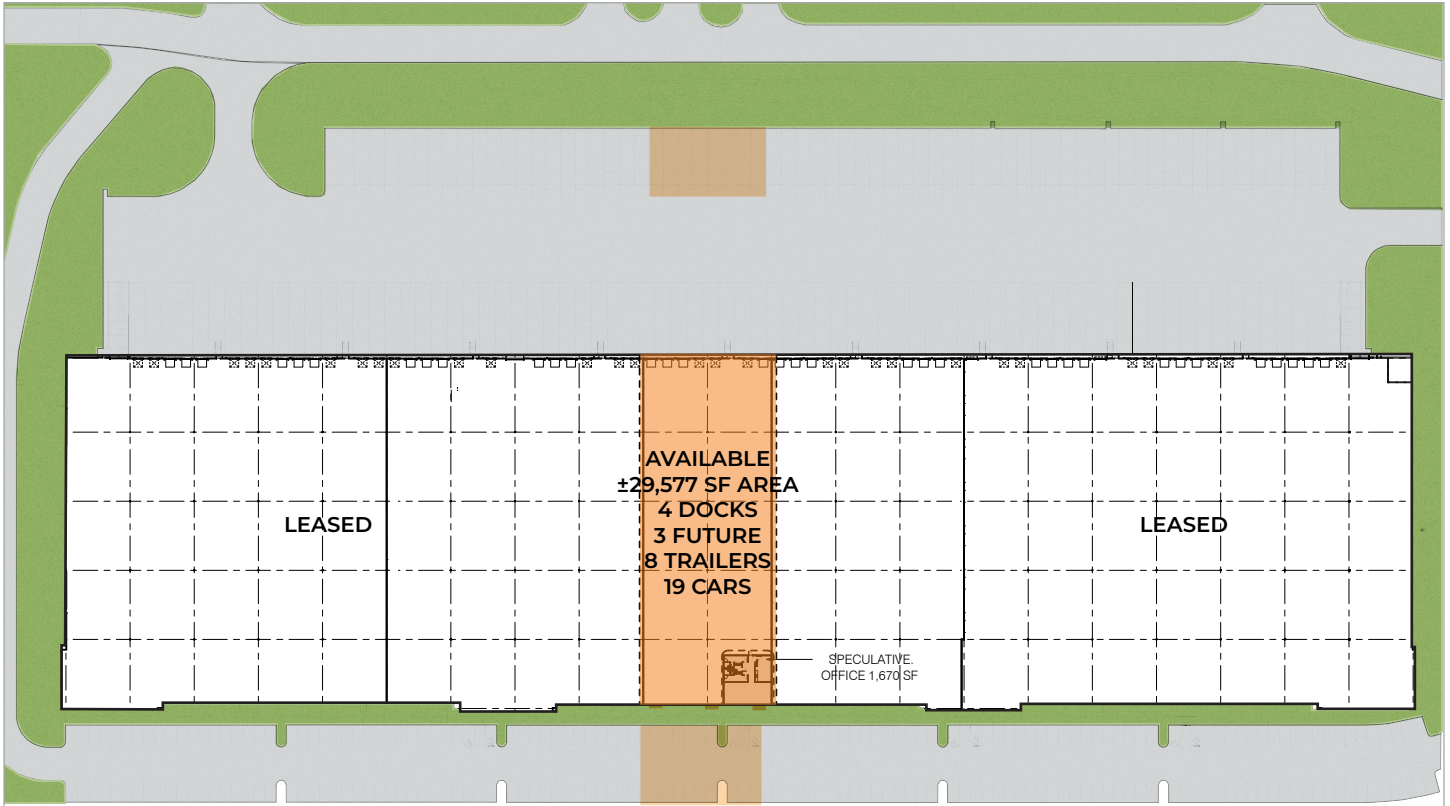
INITIAL TAXES ESTIMATED AT \$0.02/SF



**STABLE,
RESPONSIVE
& WELL
CAPITALIZED**

LANDLORD AND DEVELOPER





BUILDING 3 HIGHLIGHTS

Building Size: 311,994 SF

Available Area: 29,577 SF

Office Area: 1,670 SF

Clear Height: 36'

Dock Doors: 4 (3 Future)

Drive-In Doors: 0

Column Spacing: 52' x 56'

Speed Bay Spacing: 52' x 60'

Building Dimensions: 284' x 1,092'

Building Configuration: Rear loading

Truck Court: 185'

Trailer Parking: 8 stalls

Auto Parking: 19 spaces

Sprinkler: ESFR

Lighting: LED

Construction: Tilt-up concrete

Electrical Service: 800 amp, 480V
3-phase

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