

**FOR SALE****13701 Green Ash Court**

Earth City, MO 63045

**Asking Price:****\$2,515,800**

\$100.00 PSF

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**Three-Building User Industrial Complex  
For Sale in Earth City**

This three-building industrial property offers approximately 25,158 square feet of versatile space on a 2.89-acre fenced lot, providing security and ample outdoor storage designed perfectly for an owner/user. Ideal property for a contractor operation use.

Located in the highly desirable Earth City industrial corridor, the site delivers exceptional access to major transportation routes, including I-70, I-270, and St. Louis Lambert International Airport, making it an ideal location for distribution, light manufacturing, or service operations. With its strategic position and functional layout, this property is a prime opportunity for businesses seeking a well-connected industrial facility.

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## PROPERTY OVERVIEW

<b>Address:</b>	13701 Green Ash Court Earth City, MO 63045
<b>Total SF:</b>	Approximately 25,158 SF between three (3) separate structures/additions
<b>Total Acreage:</b>	2.89 AC, fenced and secure
<b>Electric:</b>	400 amps, 3-phase, 480/277
<b>Zoning:</b>	FPM3
<b>Year Built:</b>	1980 with later additions
<b>Construction:</b>	Masonry / Metal

### **Building 1 (main building):**

- Building Size: 11,225 SF
- Four (4) docks (with three (3) levelers)
- 10' - 11' clear height ceilings
- Approximately 5,000 SF office build out

### **Building 2:**

- Building Size: 5,133 SF
- Small office space
- 19' clear height ceilings in back portion
- Two (2) grade-level drive-in doors

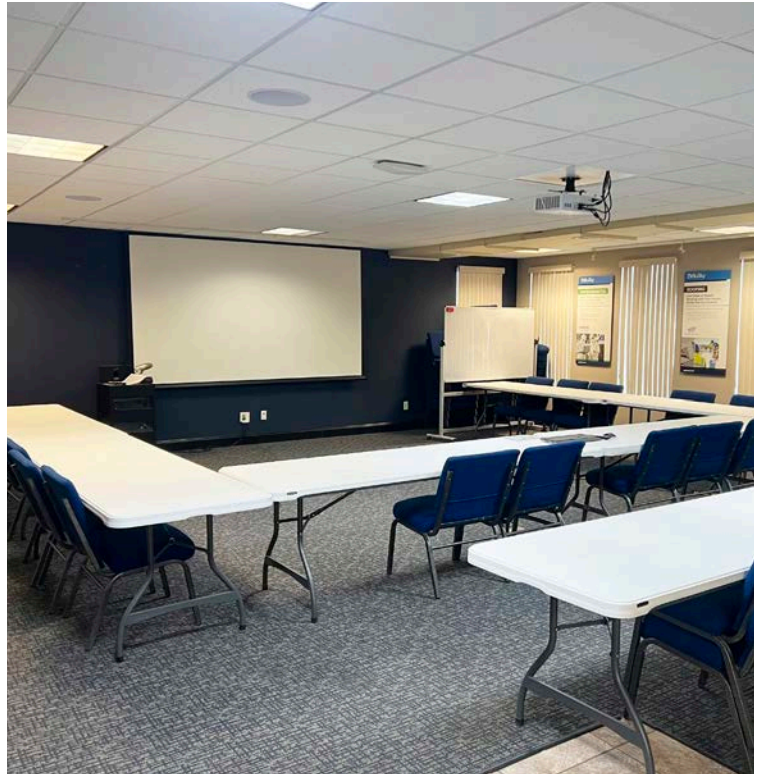
### **Building 3:**

- Building Size: 8,800 SF
- No existing office space
- 26' clear height ceilings
- Two (2) oversized grade-level drive-in doors (12' x 14')



## PROPERTY PHOTOS

### INTERIOR



### LOADING





## LOCATION



Demographics	3 Miles	5 Miles	7 Miles
Population	37,256	125,308	254,925
Households	15,910	54,022	110,331
Avg HH Income	\$99,503	\$105,582	\$103,258
Businesses	2,929	5,924	11,107
Employees	56,082	101,461	181,493

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