

13330 LAKEFRONT DRIVE / EARTH CITY, MO
ST. LOUIS

EARTH CITY

TRADE CENTER

315,000 SF AVAILABLE FOR SALE OR LEASE | DIVISIBLE TO $\pm 70,000$ SF

INCREASED PROCURING COMMISSION*
YEARS 1-5: 5% | YEARS 6-10: 4%

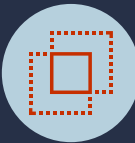
*lease must be signed before Q3 2026, minimum 3 year term



13330 LAKEFRONT DRIVE / EARTH CITY, MO
ST. LOUIS



SPACE AVAILABLE:
315,000 SF



DIVISIBLE:
±70,000 SF



OFFICE:
±12,732 SF
(THREE PODS)



CLEAR HEIGHT:
35' MINIMUM



LOADING:
54 DOCK DOORS
1 (12X14) DRIVE-IN



CAR PARKING:
84 (EXPANDABLE)



**CROSS-DOCKED
DESIGN:**
350' DEEP



**COLUMN
SPACING:**
50' X 50'



FIRE:
ESFR



POWER:
1200 AMP, 3 PHASE
4 WIRE 277V/480V

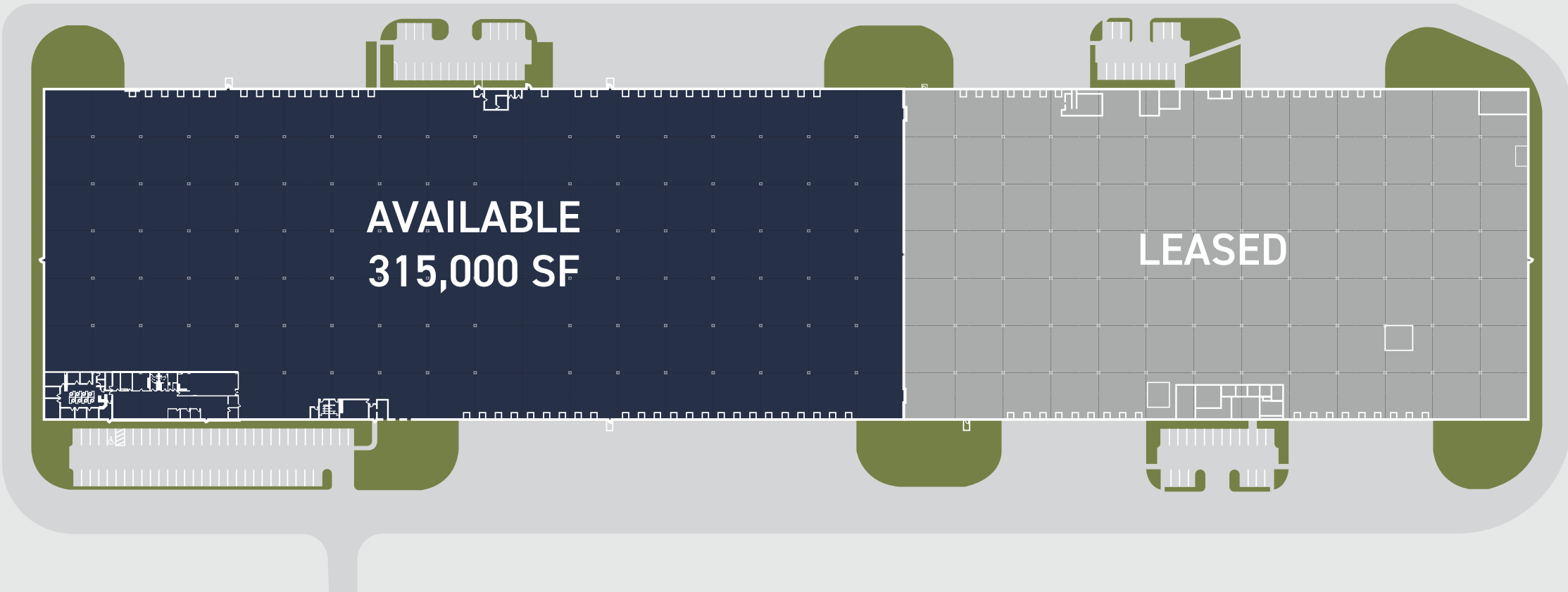


LEASE RATE:
\$3.50/SF NNN



SALE PRICE:
CONTACT BROKER

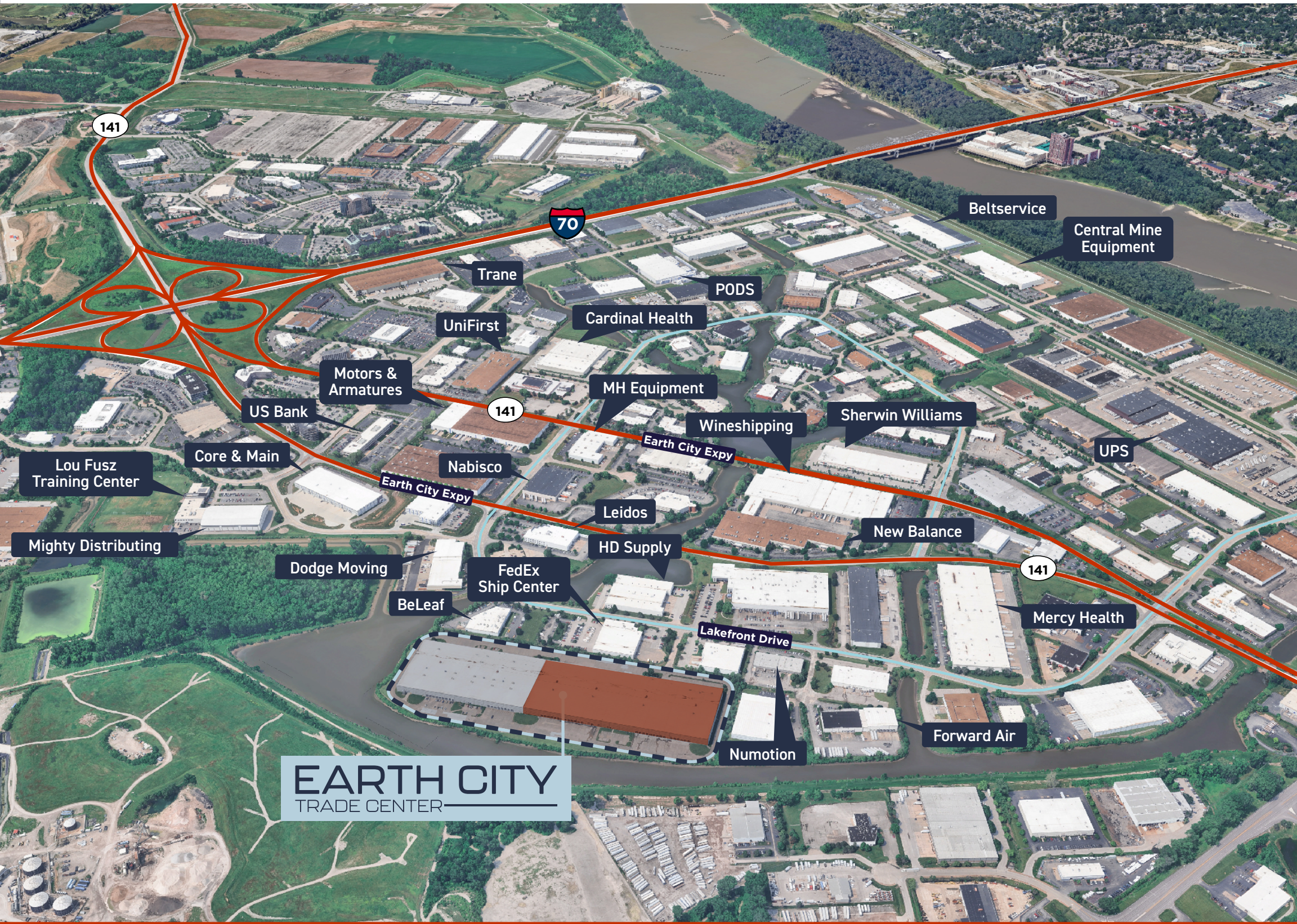
SITE PLAN



- AVAILABLE
- LEASED

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LOCATION HIGHLIGHTS



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