



**EQT | EXETER**



# 3168–3198 Riverport Tech Center Drive

Maryland Heights, MO

Building Size: 107,800 SF | 10,624 SF of Industrial Space Available

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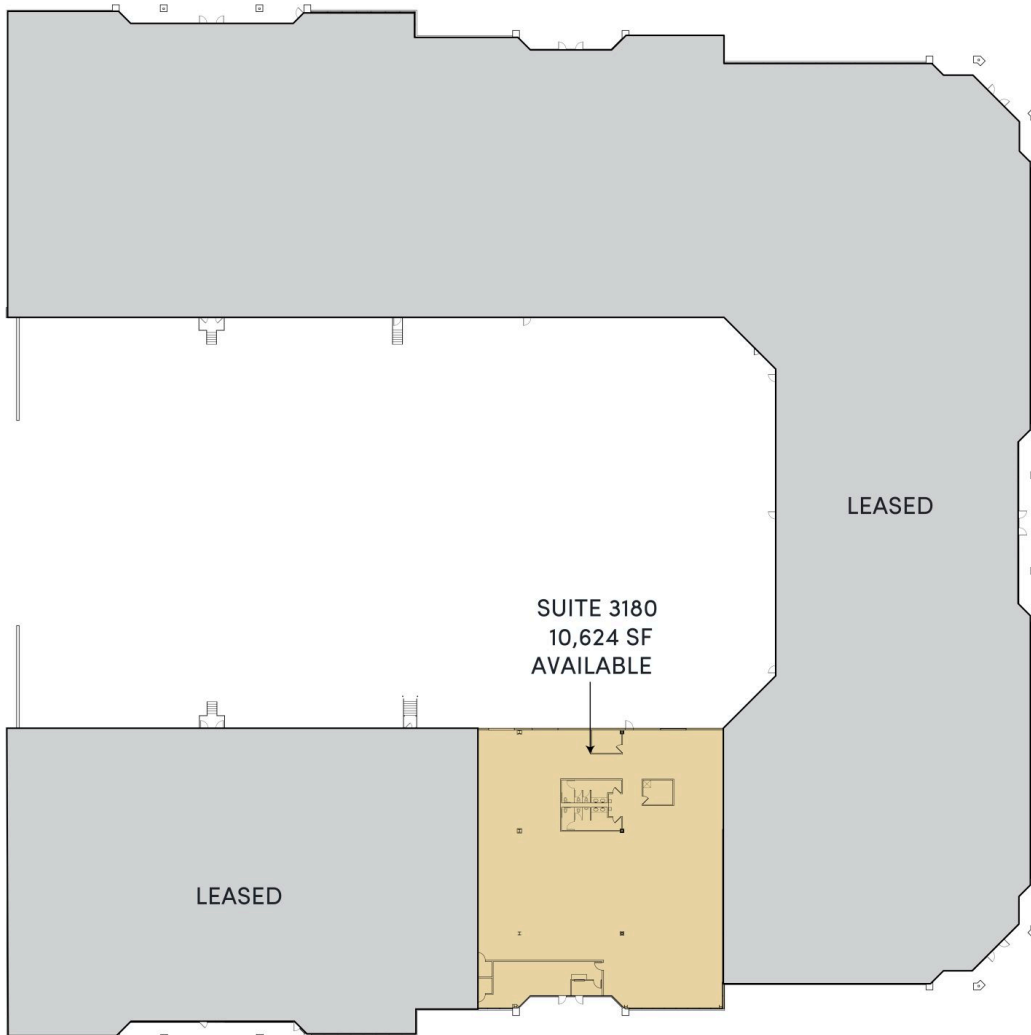
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## Building Specifications

- 107,800 SF total building size
- 10,624 SF warehouse available
- Loading: 2 drive in doors (10' x 10')
- Small ( $\pm$  500 SF) existing office
- Clear Height: 16'
- Parking: 40 spaces (3.85/1,000 SF)
- Year Built: 2000
- Excellent building and monument signage available
- Located in the desirable Riverport submarket with access to I-70, I-270, and Hwy. 141

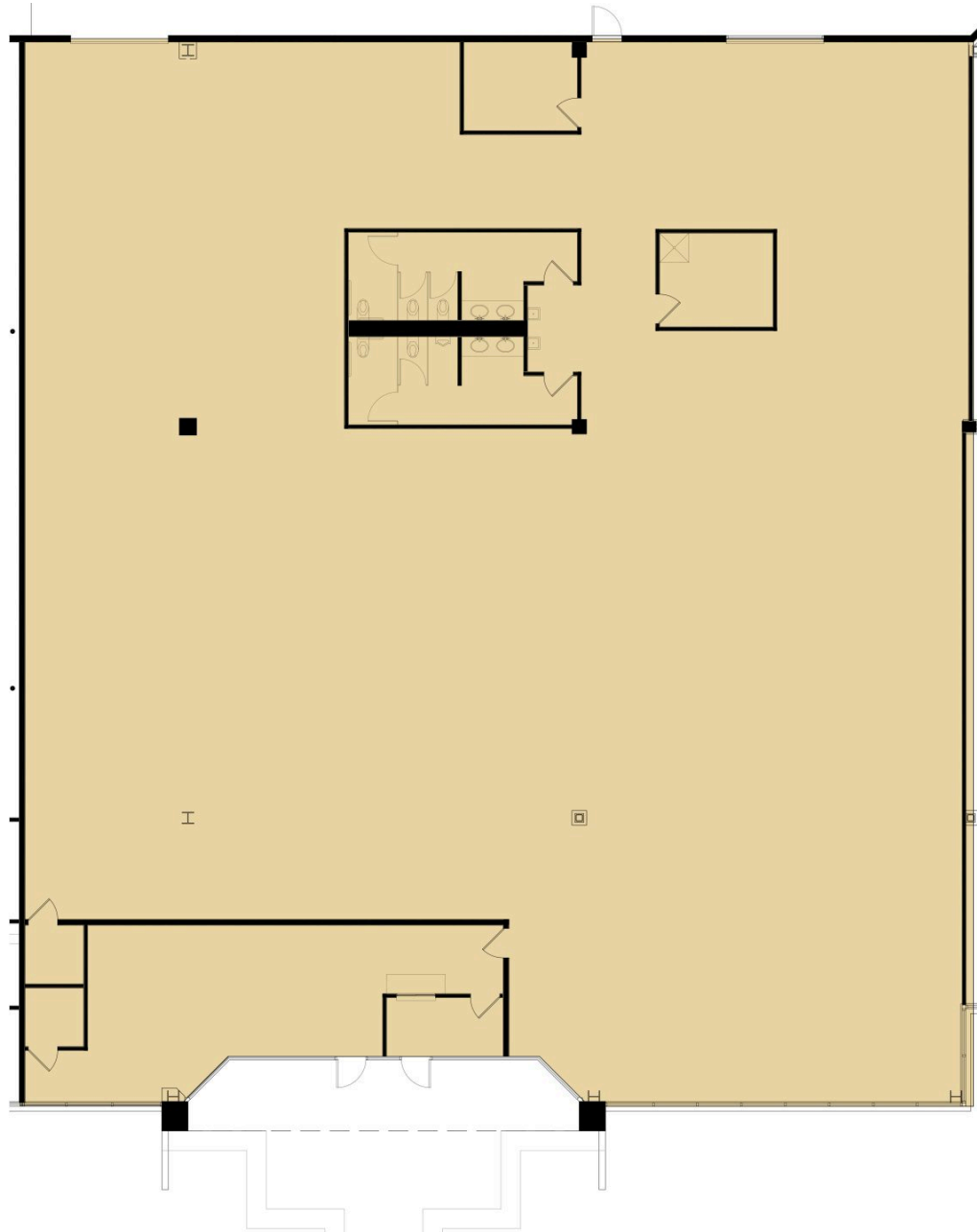


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## Suite 3180 Floor Plan

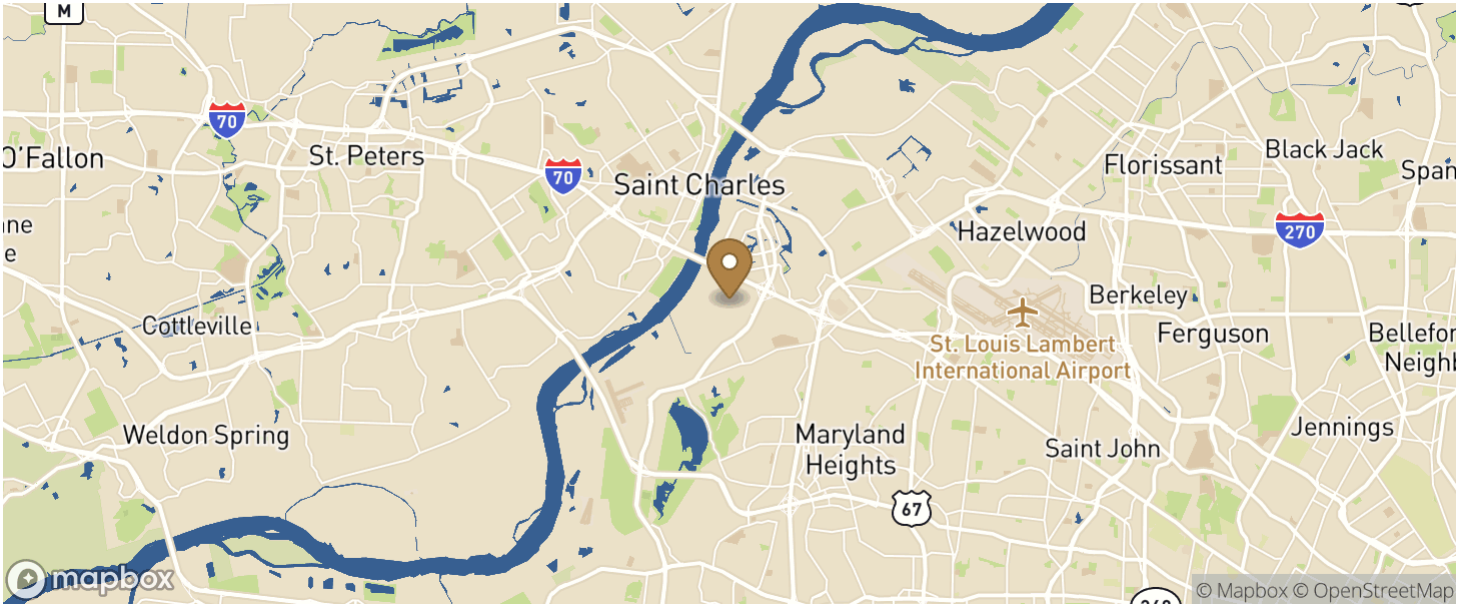


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## Location



## Population

WITHIN 10 MILES

Total Population	534,261
Total Labor Force	409,268
Unemployment Rate	1.93%
Median Household Income	70,272
Warehouse Employees	2,216
High School Education Or Higher	69.52%