

FOR SUBLEASE

13145 Lakefront Drive

Earth City, MO 63045

**Sublease Rate:**

**\$3.75** PSF, NNN

**CONTACT US**

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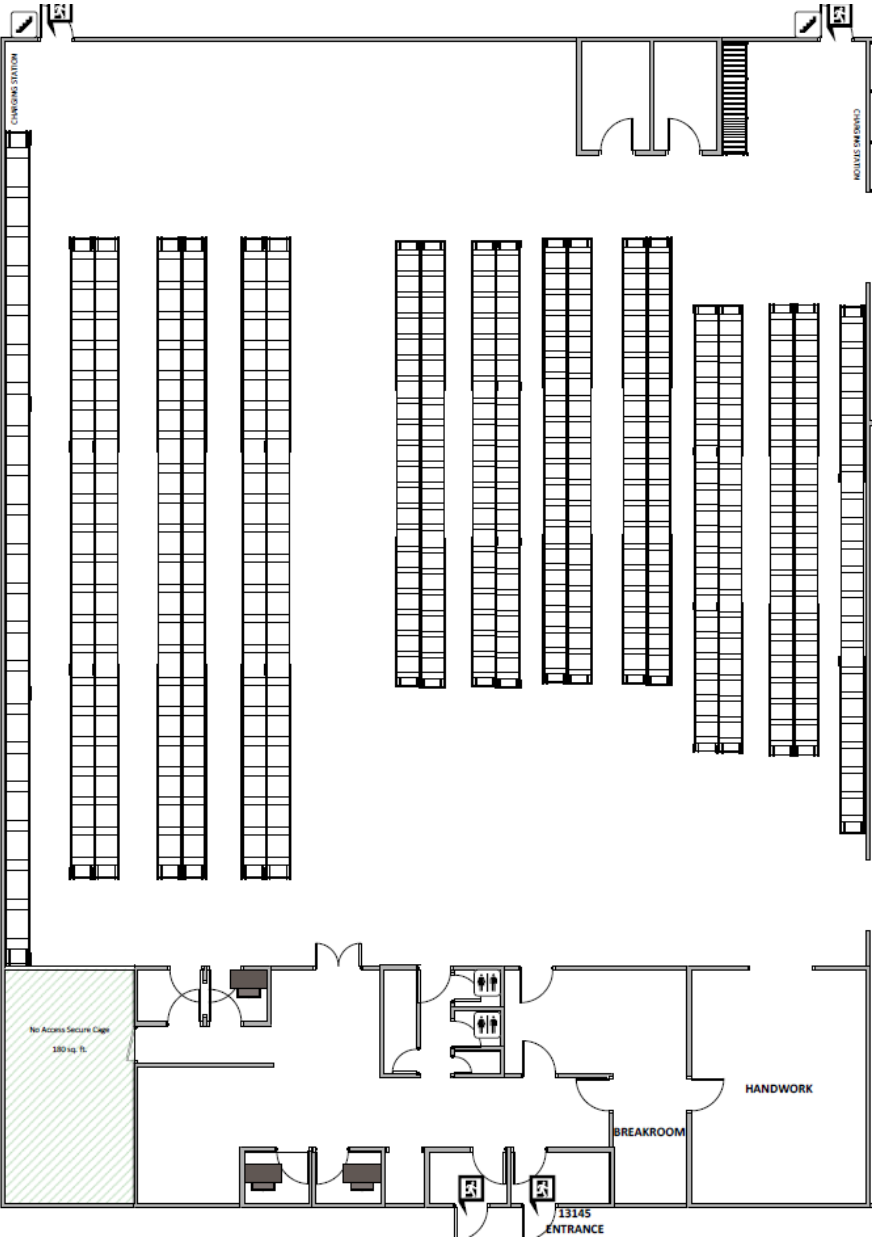
## Industrial Sublease Available in Corporate Woods Trade Center

### Highlights

- 56,307 SF available for sublease
- 24' clear height
- 40' x 40' column spacing
- Nine (9) docks
- ESFR sprinkler system
- End cap space
- Sublease expiration: 6/30/2026
- Located in the heart of Earth City's industrial submarket

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FLOOR PLAN





## LOCATION



Demographics	1 Mile	3 Miles	5 Miles
Population	270	39,308	135,025
Households	94	16,993	58,836
Avg HH Income	\$83,530	\$105,575	\$102,258
Businesses	377	2,985	7,159
Employees	11,681	59,768	130,767

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