

# 49,783 SF Office/Warehouse for Sublease

Colliers

3190 RIDER TRAIL SOUTH  
EARTH CITY, MO 63045



## CONTACT US

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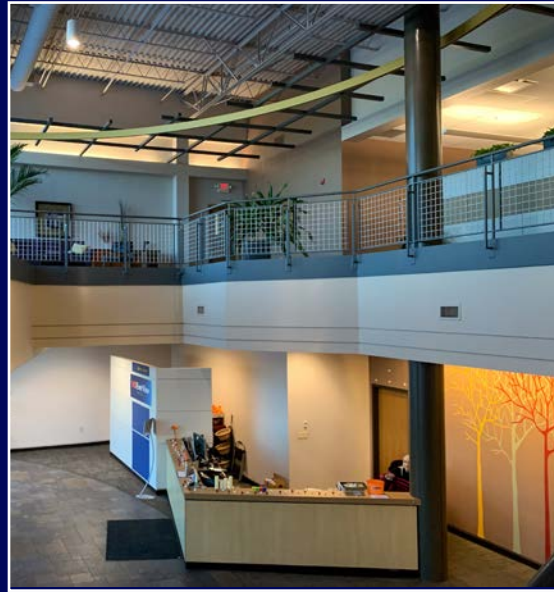
101 South Hanley Road  
Suite 1400  
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# Property Overview

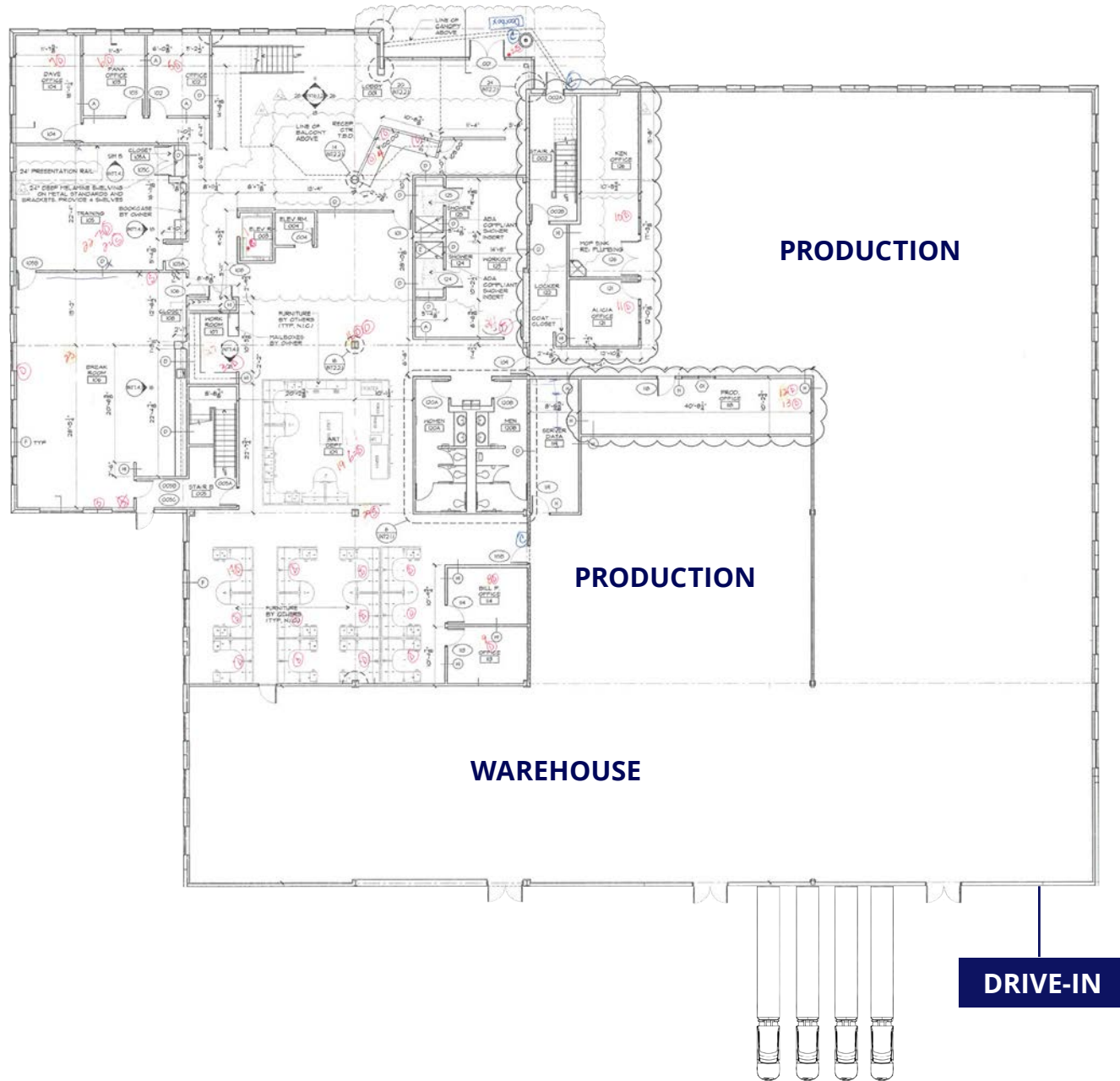
<b>Property Address</b>	3190 Rider Trail South Earth City, MO 63045
<b>Total Available Area</b>	49,783 SF
<b>Use</b>	Office/Warehouse
<b>Availability Date</b>	Immediately available
<b>Office SF</b>	37,337 SF (approx. 18,000 SF in 2nd floor mezzanine)
<b>Warehouse SF</b>	12,446 SF
<b>Loading</b>	Four (4) docks One (1) drive-in
<b>Ceiling Height</b>	30'
<b>Sublease Expiration Date</b>	7/31/2026

## Sublease Rate

\$11.50/SF, Gross



# Floor Plan



# Convenient Highway Access





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