



Reduced asking rate

 **JLL** SEE A BRIGHTER WAY

For sublease

35,064 SF office/warehouse
available

13975 Riverport Place, Maryland Heights, MO 63043

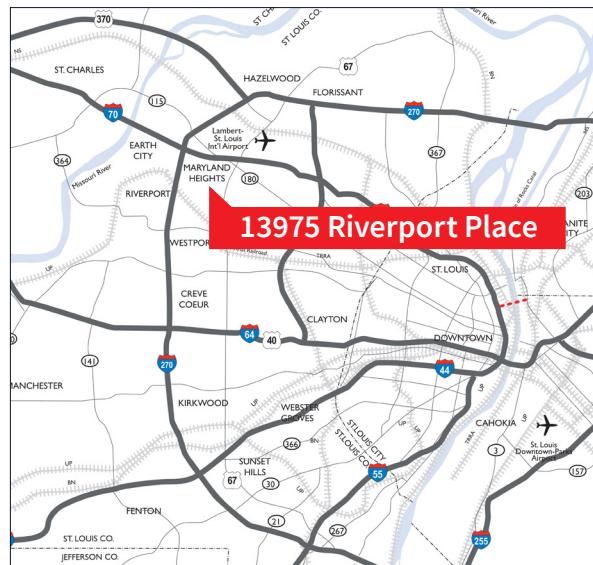
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Property specifications

Advantages and amenities

- 35,064 SF
- 1,790 SF office
- 6 docks
- 1 drive-in
- 47 car parking spaces
- 12 trailer parking
- 36' clear height
- Sublease expiration 5/31/28

Reduced asking rate: **\$5.75 PSF, NNN**



36'

Clear height

47

Car parking

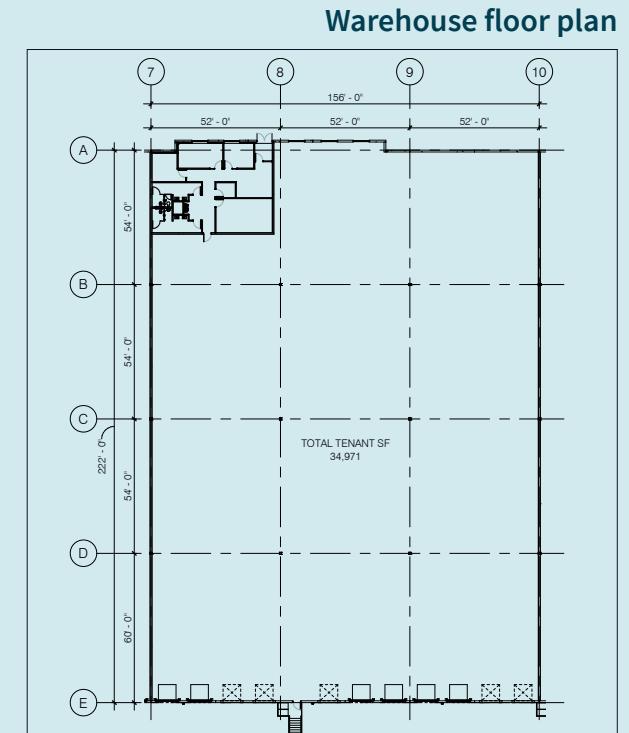
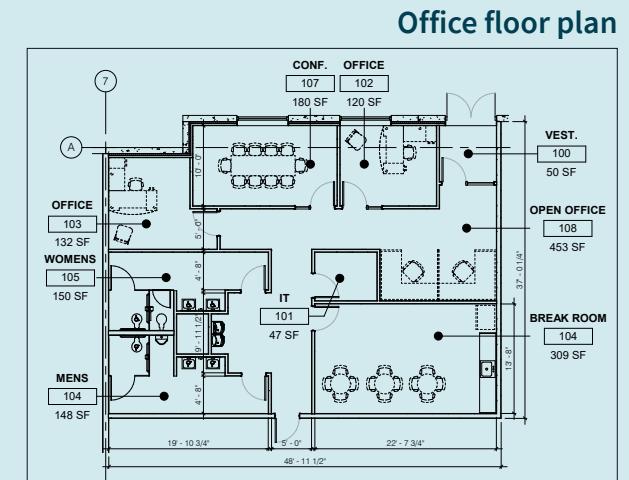
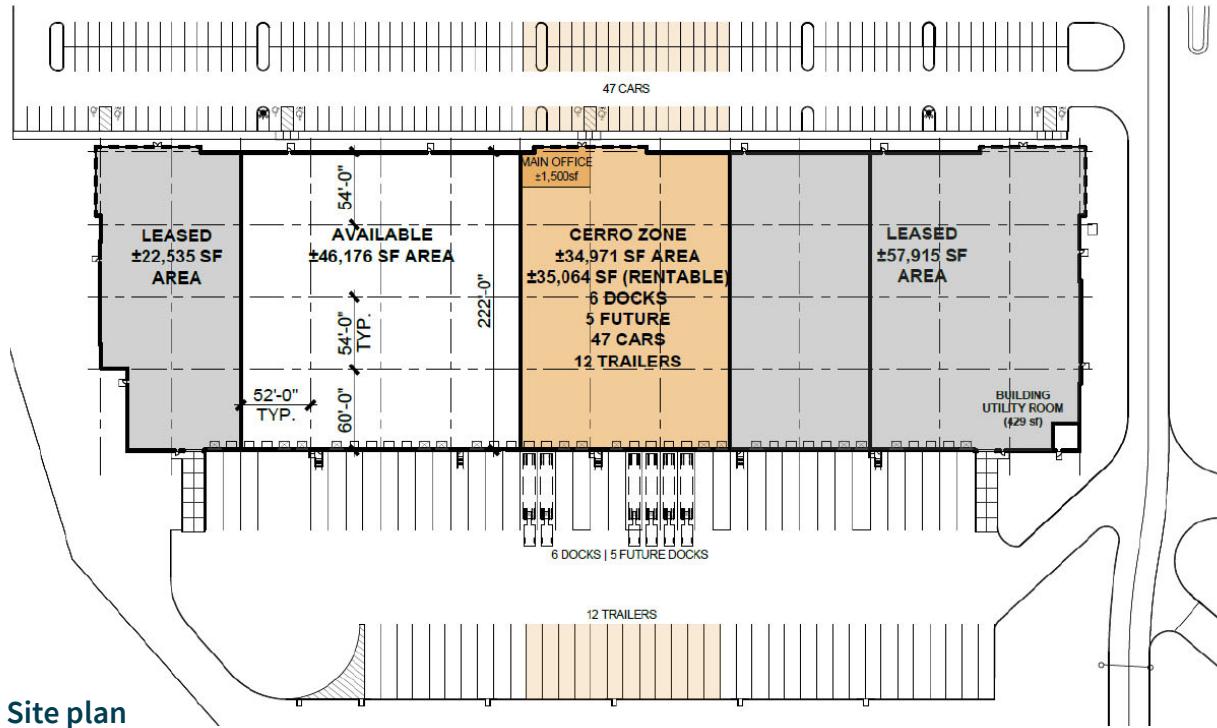
12

Trailer spaces

Discover unparralled efficiency

Boasting a generous **32,064 SF** of space with **1,790 SF** office, this property seamlessly blends functionality with comfort. With **6 loading docks** and **1 drive-in**, your logistics operations will run smoothly. The spacious parking area accommodates **47 cars** and **12 trailers**, ensuring ample space for employees and visitors. The impressive **36' clear height** maximizes vertical storage capabilities, making this facility ideal for businesses seeking to optimize their warehousing and distribution operations.

The office space offers the ability to cater to the diverse needs of employees with open collaborative areas, a conference room, individual office space, and a break room.



Strategic location

Conveniently situated in Maryland Heights and located in Riverport Trade Center, this property offers easy access to major transportation routes, including Highway 141, Highway 364, and I-70. Its central location provides excellent connectivity to various destinations, making it highly





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