

For sale

Office/Warehouse in Earth City, MO

±34,000 SF

JLL SEE A BRIGHTER WAY

13314 Lakefront Drive Earth City, MO 63045



Building size: ±34,000 SF



Existing office finish:

30%

Y K

Total land size:



±2.3 Acres



Year built:

2002



Year renovated:

2022



HVAC:

Building fully conditioned

Call broker for pricing





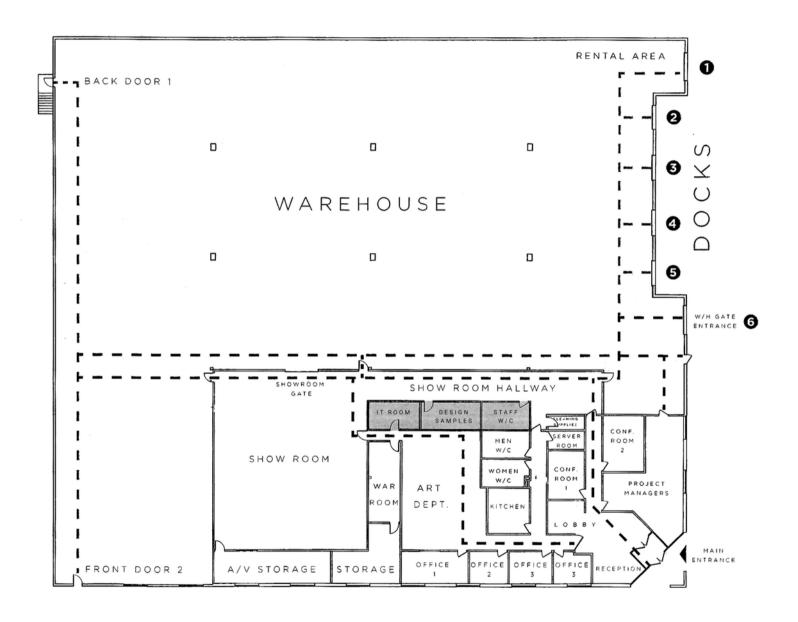
24 Clear height; up to 27 feet

5Dock-high loading doors

Drive-in ramp door

ESFRSprinkler system

Floorplan





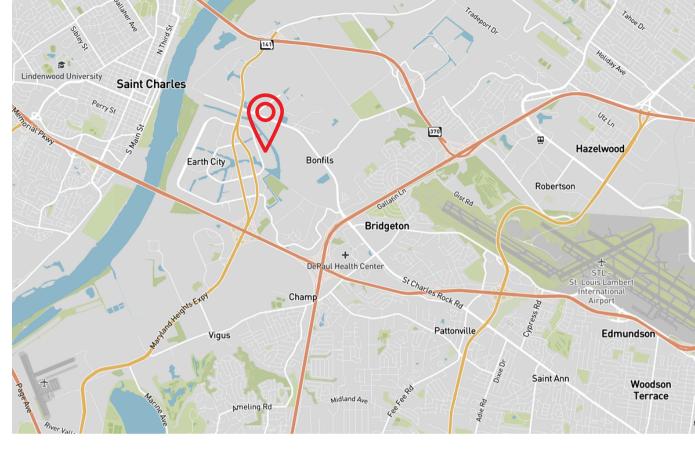
Location

13314 Lakefront Drive is located within the Earth City industrial submarket with direct access to State Highway 141. The property is within 2 miles from major thoroughfares including Interstate 70, Interstate 270 and State Highway 370.

Less than an 8 minute drive to St. Louis Lambert International Airport





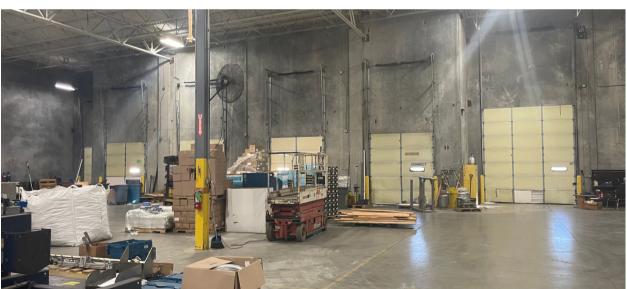




Office and warehouse space



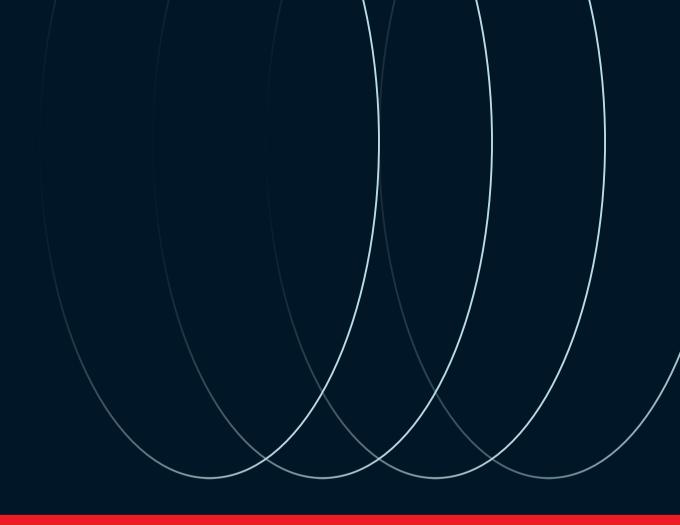












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