



For sale

Office/Warehouse in
Earth City, MO

±34,000 SF

 **JLL** SEE A BRIGHTER WAY

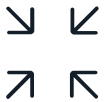
13314 Lakefront Drive
Earth City, MO 63045



Building size:
±34,000 SF



Existing office finish:
30%



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

5

Dock-high
loading doors

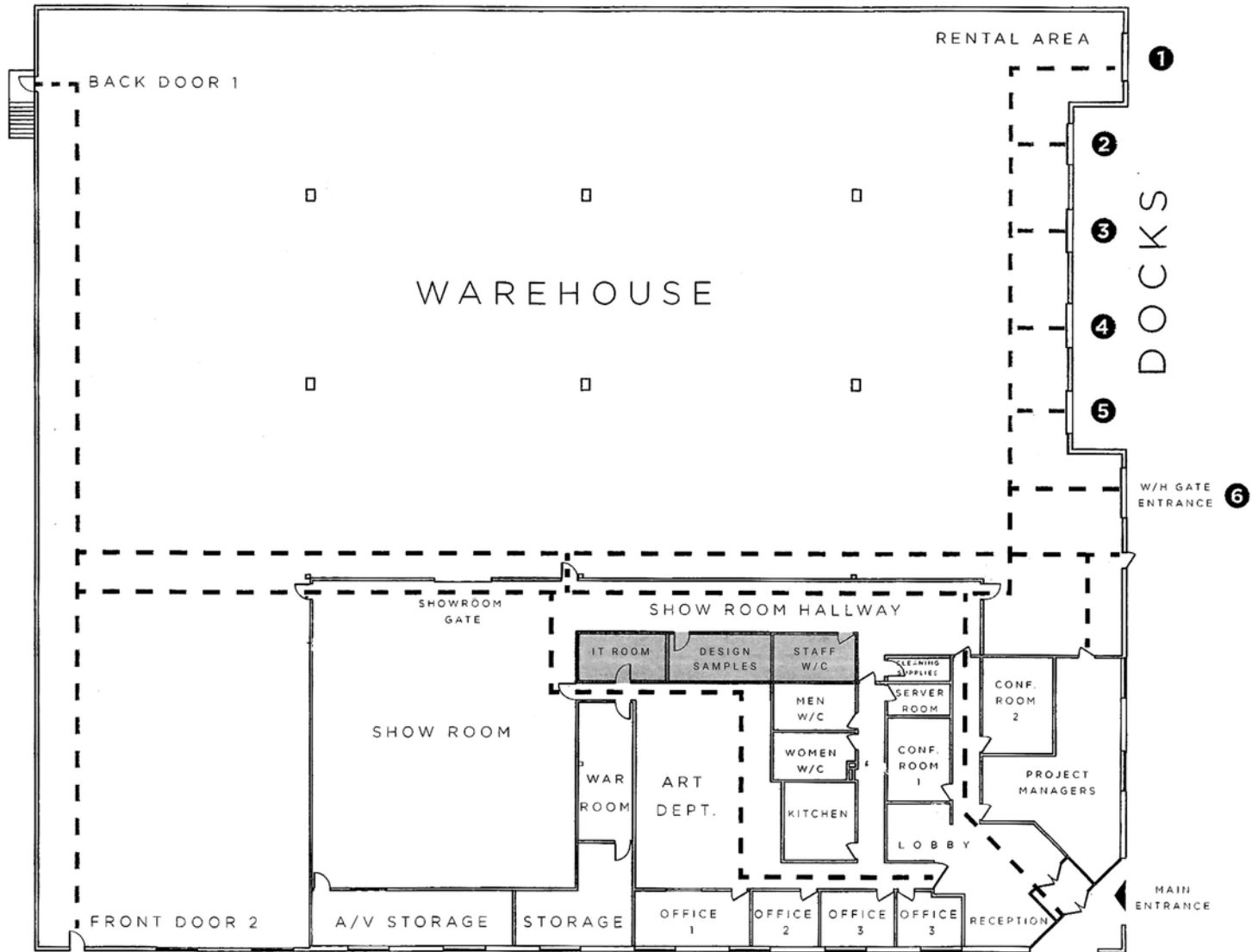
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Drive-in
ramp door

ESFR

Sprinkler system

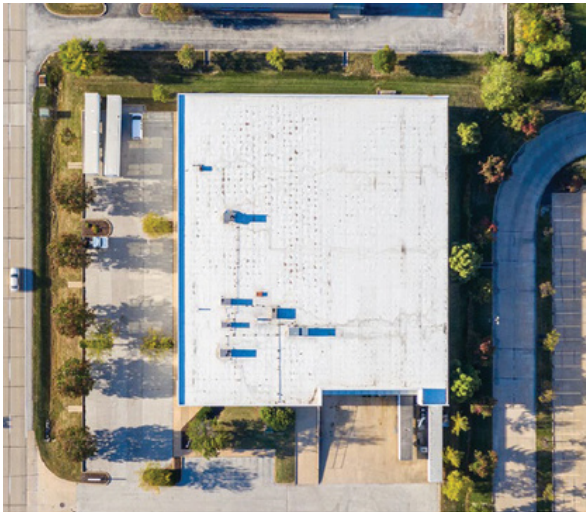
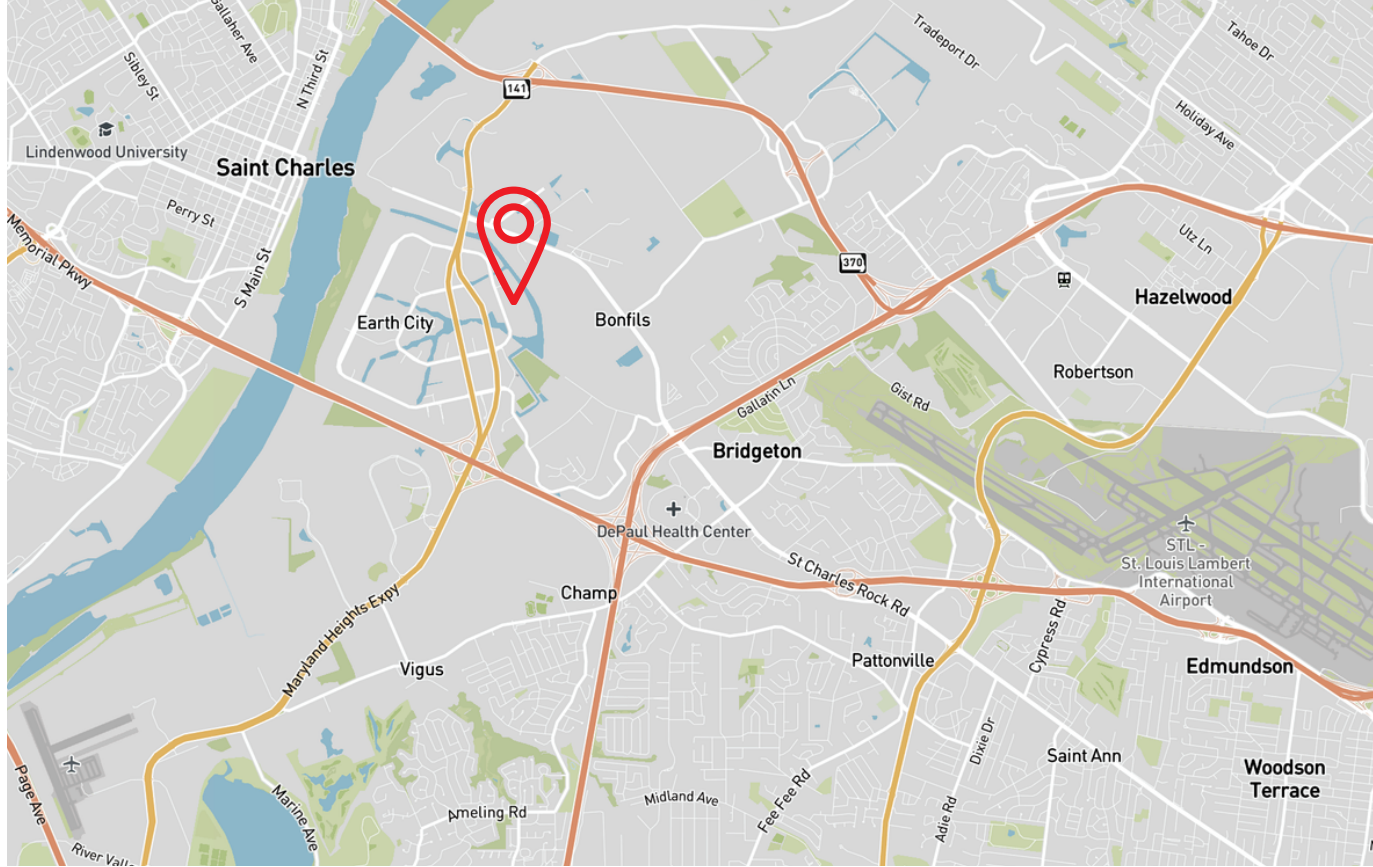
Floorplan



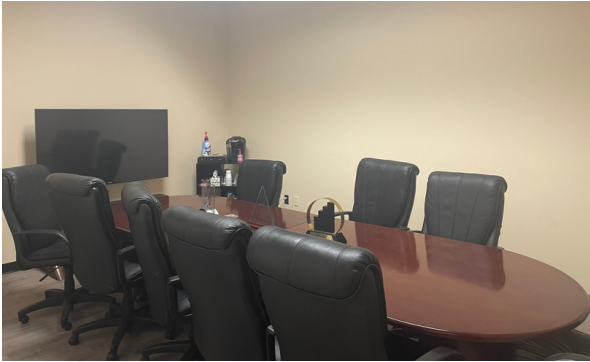
Location

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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