

# 48,850 SF OFFICE / WAREHOUSE FOR SALE or LEASE IN EARTH CITY

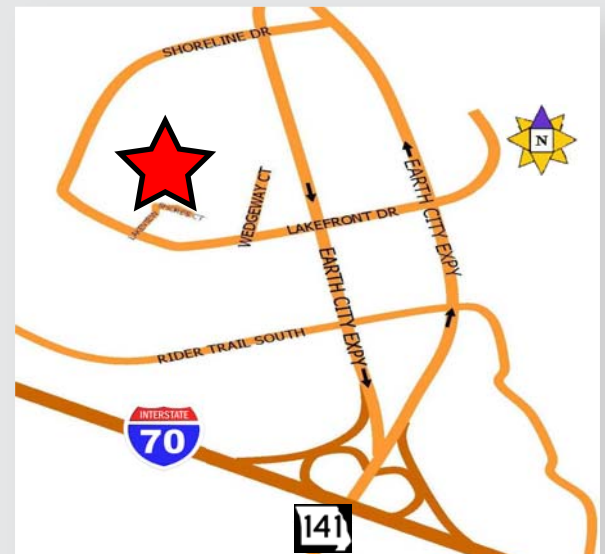


4050 Lakeview Shores Court, Earth City MO 63045

**SALE PRICE: \$2,750,000.00 | LEASE RATE: \$5.25 PSF NNN**

## FEATURES INCLUDE:

- 48,850 SF building on 4.5 acres
- 20% quality office finish
- 100% HVAC in warehouse
  - ▶ 25' clear ceiling height
  - ▶ 600-Amp, 480-volt electric service
  - ▶ All newer T8 lighting
  - ▶ 6 docks and 1 oversized drive-in
  - ▶ 40' column spacing
- Fully sprinklered
- Private cul-de-sac park-like setting



For additional information, please contact:

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**HUTKIN**  
DEVELOPMENT COMPANY

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