

FOR LEASE

69,548 SF INDUSTRIAL SPACE



Warehouse Solutions
for Last-Mile Logistics

4240 Rider Trail North | Earth City, MO 63045



Property Summary

Location	In Earth City with excellent access to I-70 and I-270.	Loading	Front loading
Total Building	214,642 SF	Clear height	33'
Available Space	69,548 SF	Electrical	Heavy power - 1200A-277/480V, 3 Phase
Office Area:	4,000 - 8,000 SF	Sprinkler	Wet sprinkler system
Production Area:	3,000 SF	Lighting	T-8 with occupancy sensors
Auto Parking	60 parking spaces	Rail Service	Norfolk Southern; possible 3 raildoors
Truck docks	6 Dock Doors		
Column Spacing	29' X 35"		



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LEASE RATE: \$3.50/SF, NNN

www.clny.com/industrial

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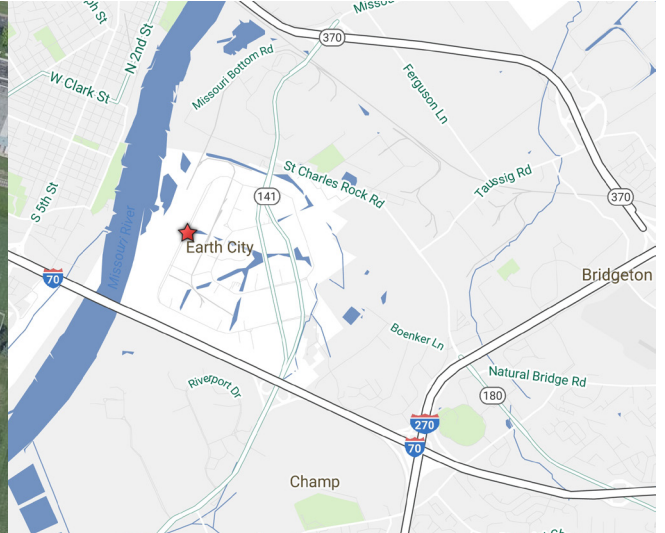
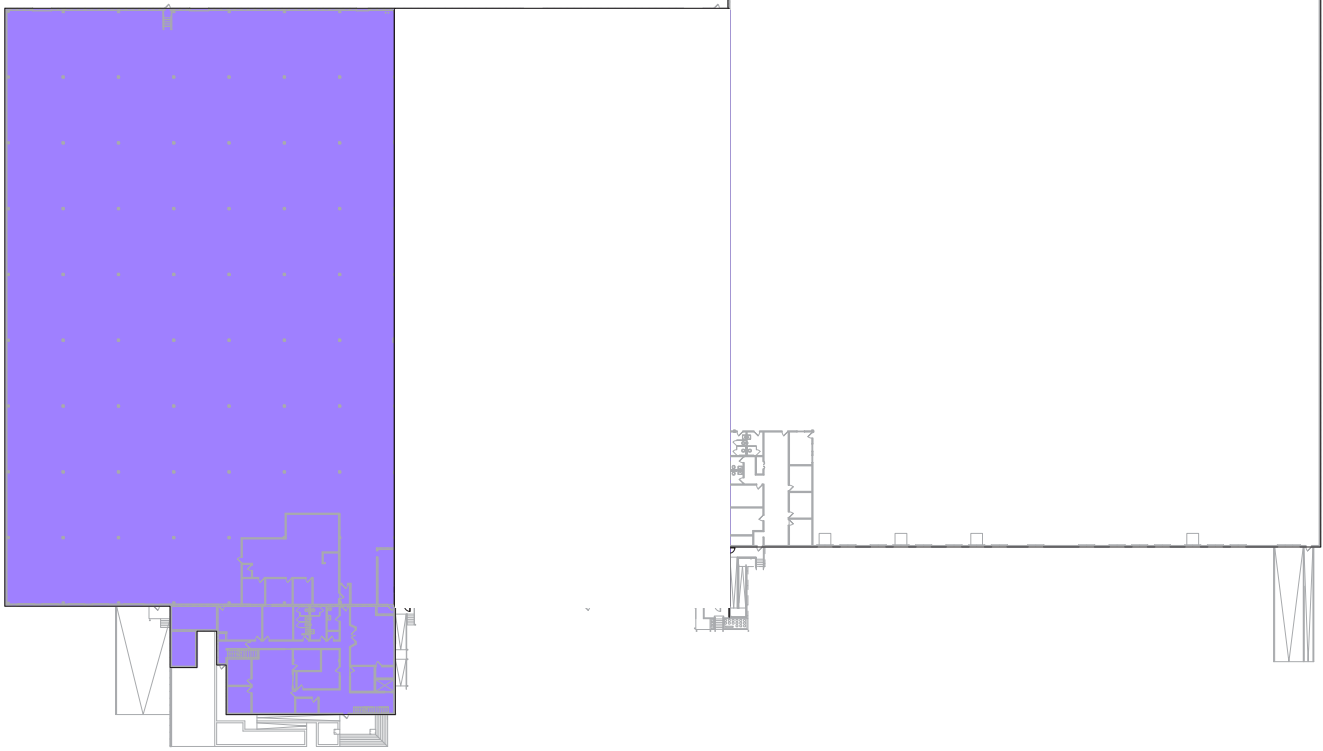
CBRE

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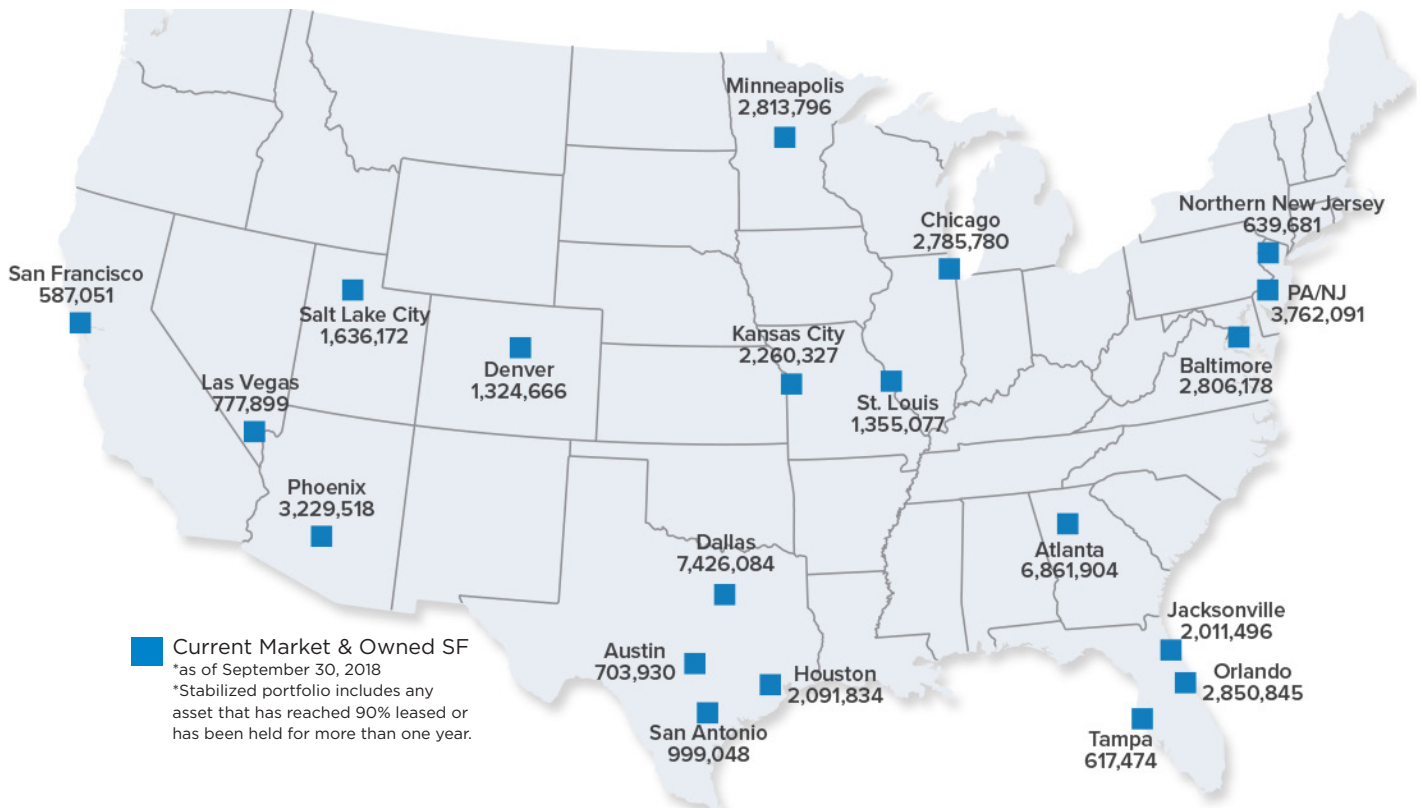
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4240 Rider Trail North | Earth City, MO 63045
95.5%
Stabilized Leased*

48.9M
Square Feet

406
Buildings

984
Tenants

20
Major Markets


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