

Lakefront

13601-13633 Lakefront Drive
Earth City, MO 63045

3,690 - 7,380 SF EARTH CITY OFFICE / WAREHOUSE AVAILABLE FOR LEASE



- **3,690-7,380 SF Available**
- 13609-13613 Lakefront Drive
- Can be demised to two 3,690-square foot bays
- Approximately 5% to 50% office buildout
- 100% HVAC available in 13613 Lakefront Drive
- Two docks available
- Upscale service center building located on the corner of Lakefront Drive and Wedgeway Court
- 16' clear ceiling height
- 3:1,000 parking ratio
- Excellent truck turnaround area
- Close proximity to most major area highways and international airport for intermodal accessibility
- **LEASE RATE: \$5.25 - \$6.75 PSF NNN**

HUTKIN DEVELOPMENT COMPANY

10829 Olive Boulevard
Suite 200
St. Louis, MO 63141

Telephone 314.872.9140
FAX 314.872.9001

Visit our website:
www.hutkin.com

CONTACT

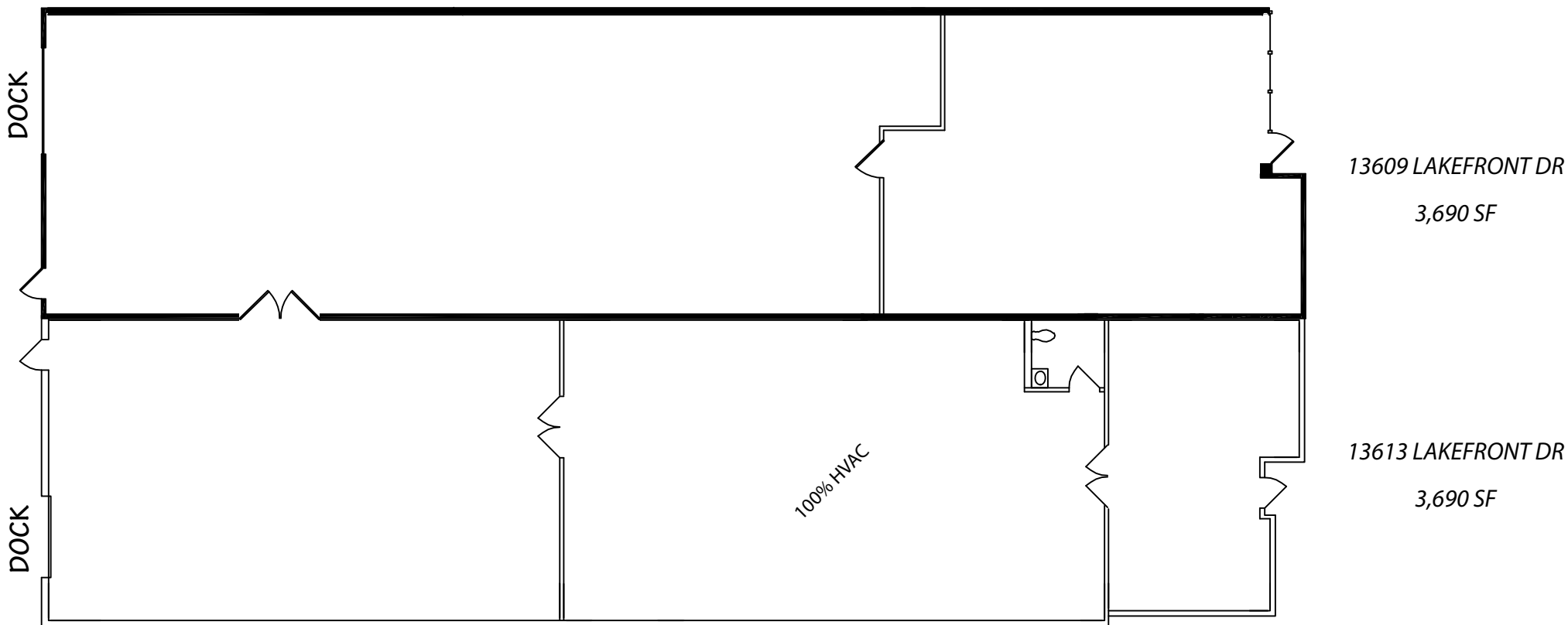
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