

# FOR SALE -OR- LEASE 49,355 SF OFFICE / WAREHOUSE

3600 RIDER TRAIL SOUTH | EARTH CITY, MO 63045



**SALE PRICE: \$3,250,000**

**LEASE RATE: \$5.75/sf nnn**

**Current Layout:**  
**12,000 SF 2nd Floor Office with Elevator**  
**37,000 SF 1st Floor Showroom / Warehouse / Tech Area**  
**(OWNER MAY DIVIDE)**

## PROPERTY FEATURES INCLUDE:

*Exceptional I-70 frontage and visibility - over 148,000 vehicles per day*

Abundant parking: 205 total parking spaces

Close to all major area highways and Lambert-STL International Airport

Three loading docks (1: 10'x10', 1: 14'x20', 1: ramped 8'x9')

Elevator served 2nd floor office - glass-lined

For additional information, please contact:

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**HUTKIN**  
DEVELOPMENT COMPANY

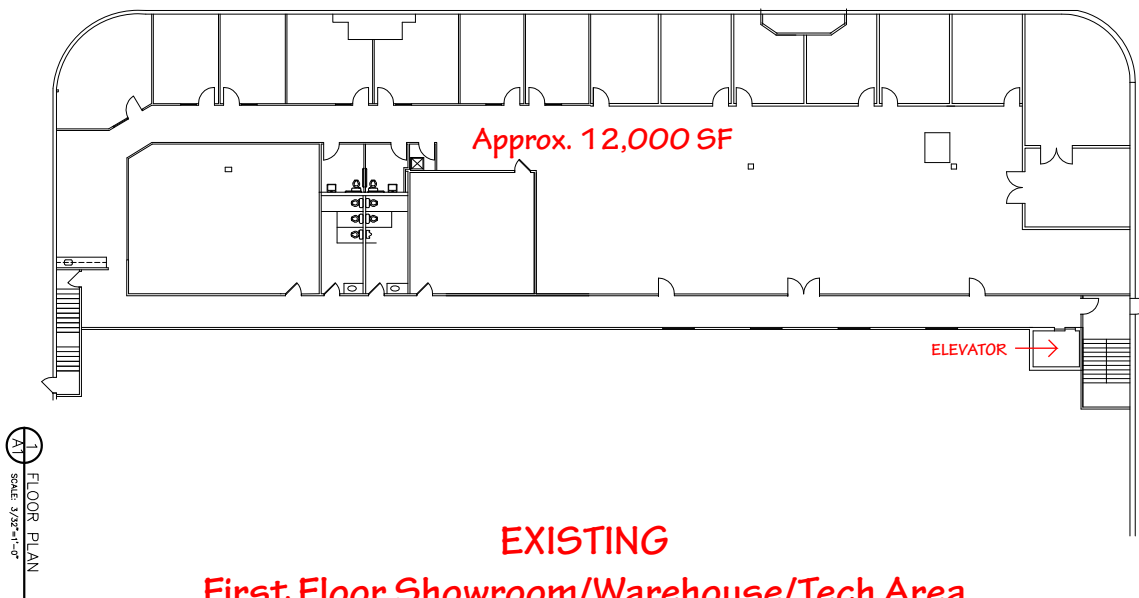
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**CURRENT LAYOUT**  
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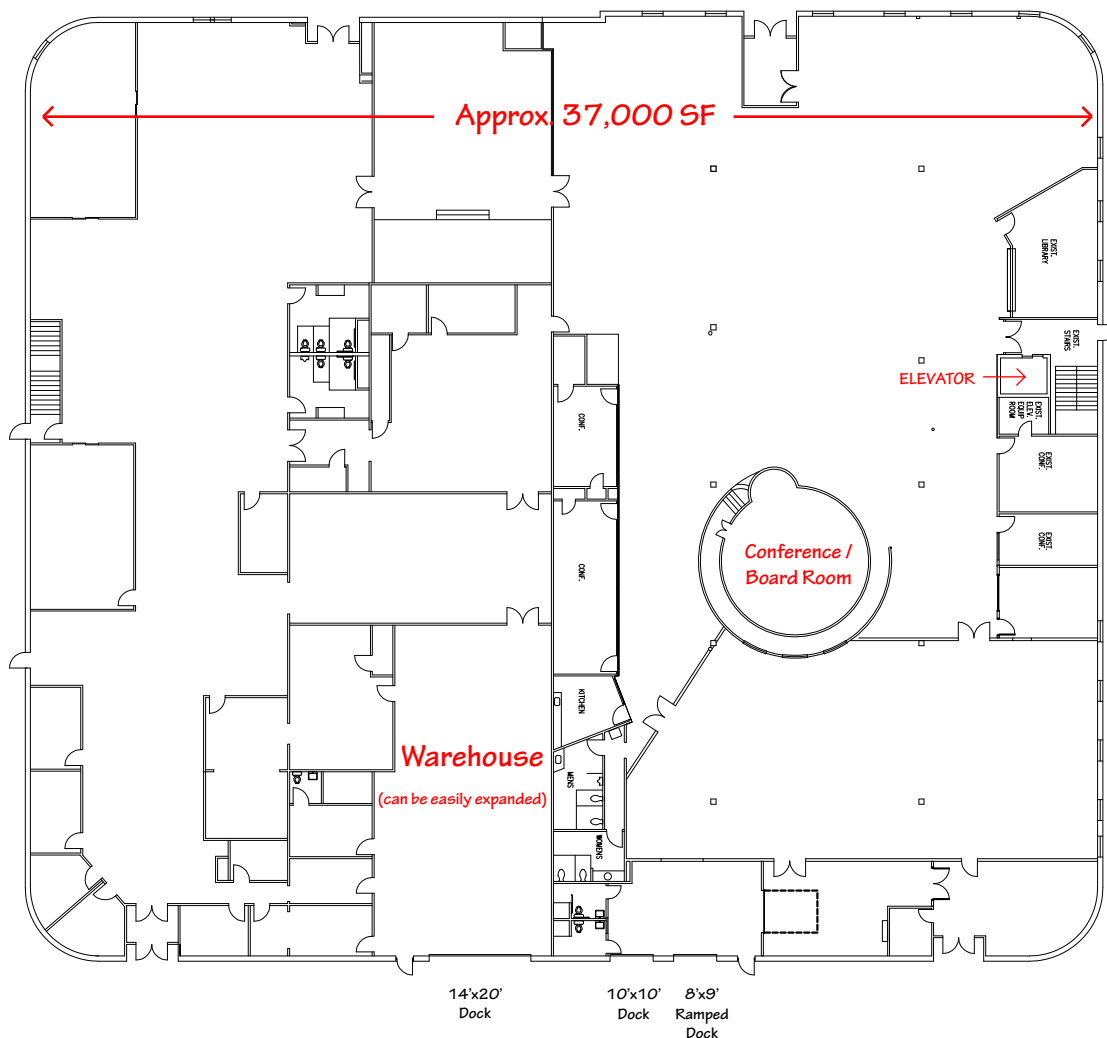
**EXISTING**

**Second Floor High-Finish Office**



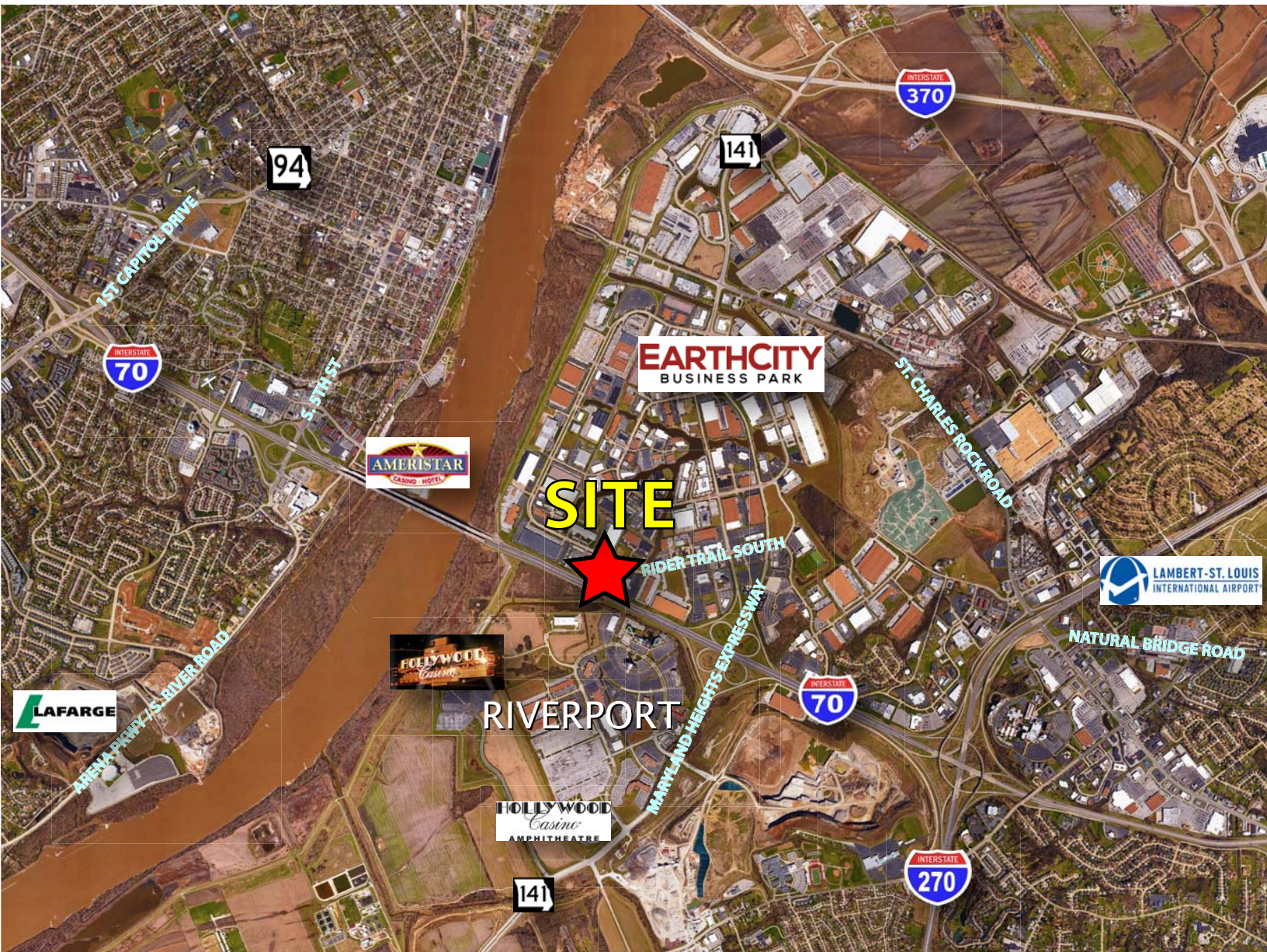
**EXISTING**

**First Floor Showroom/Warehouse/Tech Area**



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## ABOUT EARTH CITY

- One of St. Louis County's largest business parks containing approximately 273 buildings totaling over 22 million square feet
- A mixed-use business community home to major medical facilities, pharmaceutical companies, fully integrated information and communications technology firms, education for higher learning, manufacturing and distribution centers, financial institutions, hotels, restaurants, convenience stores and other service-related establishments.

## DEMOGRAPHICS

## 3 MILE RADIUS

Population:	46,838
Daytime Employment:	58,637
No. of Households:	18,835
Average Household Income:	\$72,388

## 2018 ANNUAL AVERAGE DAILY TRAFFIC

I-70 Eastbound:	77,206 VPD
I-70 Westbound:	71,511 VPD