

FOR LEASE

4132 Shoreline Drive | Earth City, MO 63045

Multi-Tenant Office/Warehouse Space

2,244-10,863 sq. ft. available

\$6.00/sq. ft. NNN



Mark Clarkson

Phone: 314.647.6611 ext. 127

MClarkson@ManorRealEstate.com

Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of property. We recommend Lessee investigate fully.

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Property Information



Property Features

Lot Acres	2.97 Acres
Building Size	41,126 Square Feet
Number of Buildings	1
Year Built	1985
Zoning	M3 – Planned Industrial District
Class	C
Parking Ratio	1.6/1,000 Ratio (52 parking spaces)
Unit	10 Units 3 Available Units
Frontage	344 Feet

Property Overview

- Easy to adjust office-to-warehouse ratios to suit tenant needs
- Utilities include electric, gas, water, and sewer to site
- Each warehouse dock has a 16' clearance
- Building Signage is Available

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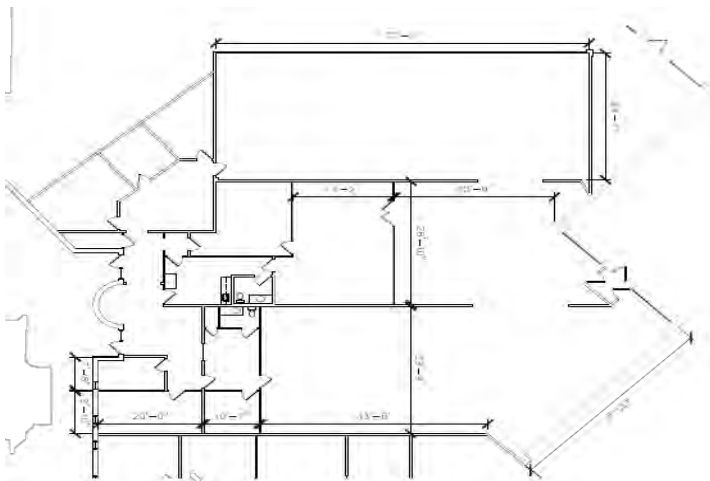
\$6.00/sq. ft. NNN

Site Plan

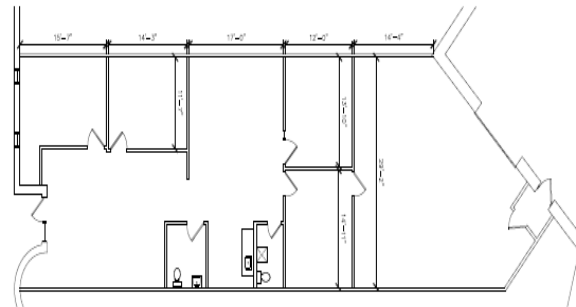
Site Plan Breakdown

Suite	Sq. ft.	Office %	Warehouse%	Warehouse Access
A/B			LEASED	
C/D	8,619	40%	60%	2 Dock Doors
E	2,674	70%	30%	2 Dock Doors
F			LEASED	
G			LEASED	
H			LEASED	
I	2,244	70%	30%	1 Drive-In Door
J			LEASED	

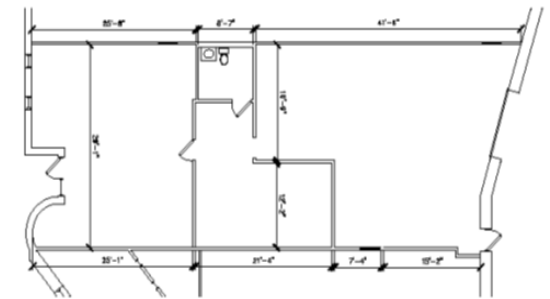
Suite C/D:



Suite E:



Suite I:



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Demographics



Location Overview

- The subject property is ½ mile from Earth City Expressway/MO-141
- This property benefits from convenient access to I-70 and I-270
- Ideal location for a distribution hub or businesses serving the area



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