



Office/Production/Warehouse FOR SALE

3190 Rider Trail South | Earth City, MO 63045

49,783 SF IN TOTAL

Listed by

Keith Ziercher

Director

+1 314 746 0384

keith.ziercher@cushwake.com

Bryan Ziercher

Owner/Broker

Commercial Alliance Partners

+1 314 503 5355

bz.capllc@outlook.com

PROPERTY OVERVIEW



Sale Price: \$6,300,000



49,783 SF - Total
38,233 SF - First Floor
11,550 SF - Second Floor



9,410 SF - 1st Floor Office
11,550 SF - 2nd Floor Office
16,063 SF - Finished Production
12,760 SF - Warehouse



Dock Doors:
4 total, 3 with levelers



14' tall x 12' wide Drive-In



Clear Height:
24.75' - Warehouse
29' - Atrium



13.5' Ceiling Height
- Production Area



115 parking spaces



LED motion lights



800 AMP, 480Y/277 Volts,
3-phase, 4 Wire



Fully Climate Controlled Office
& Production Areas



Heated Warehouse



ESFR Fire Suppression System



4.07 Acres



Elevator Served
(3,000 lb capacity)



New roof in 2019 - 20
years warranty

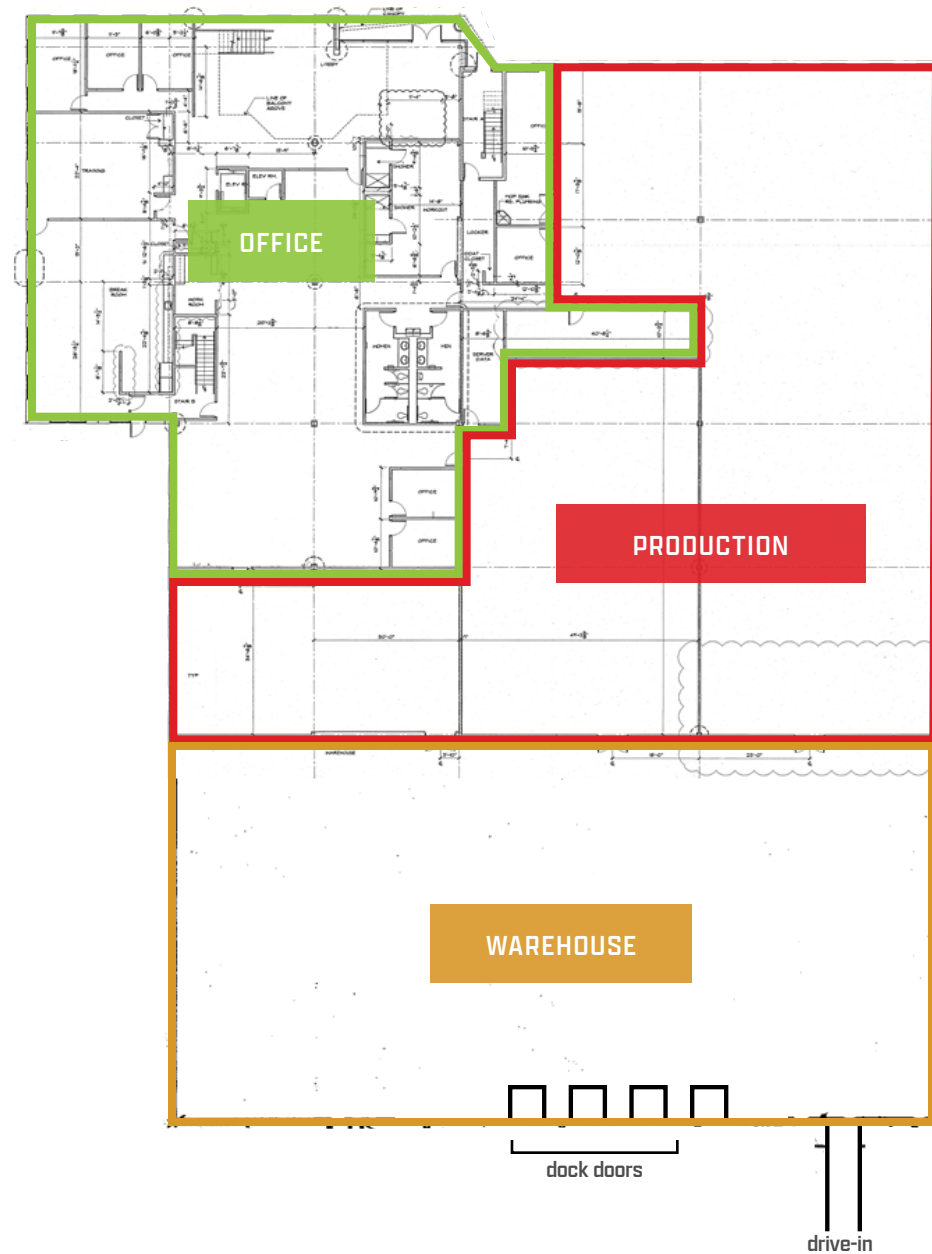


Lease in place
through 7/31/2026
(Subject building is currently vacant
and tenant is not utilizing the space)

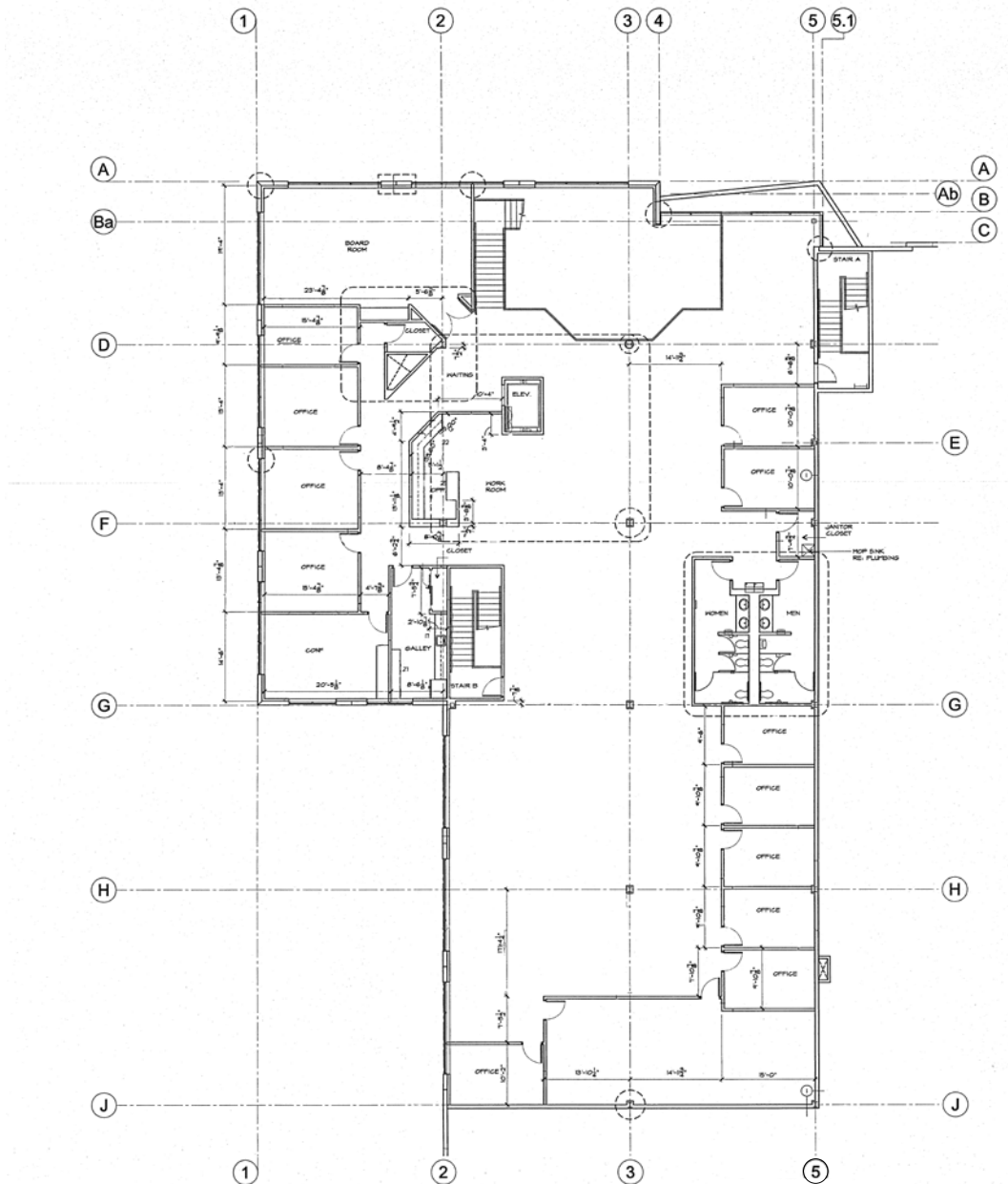


FLOOR PLAN

1ST FLOOR

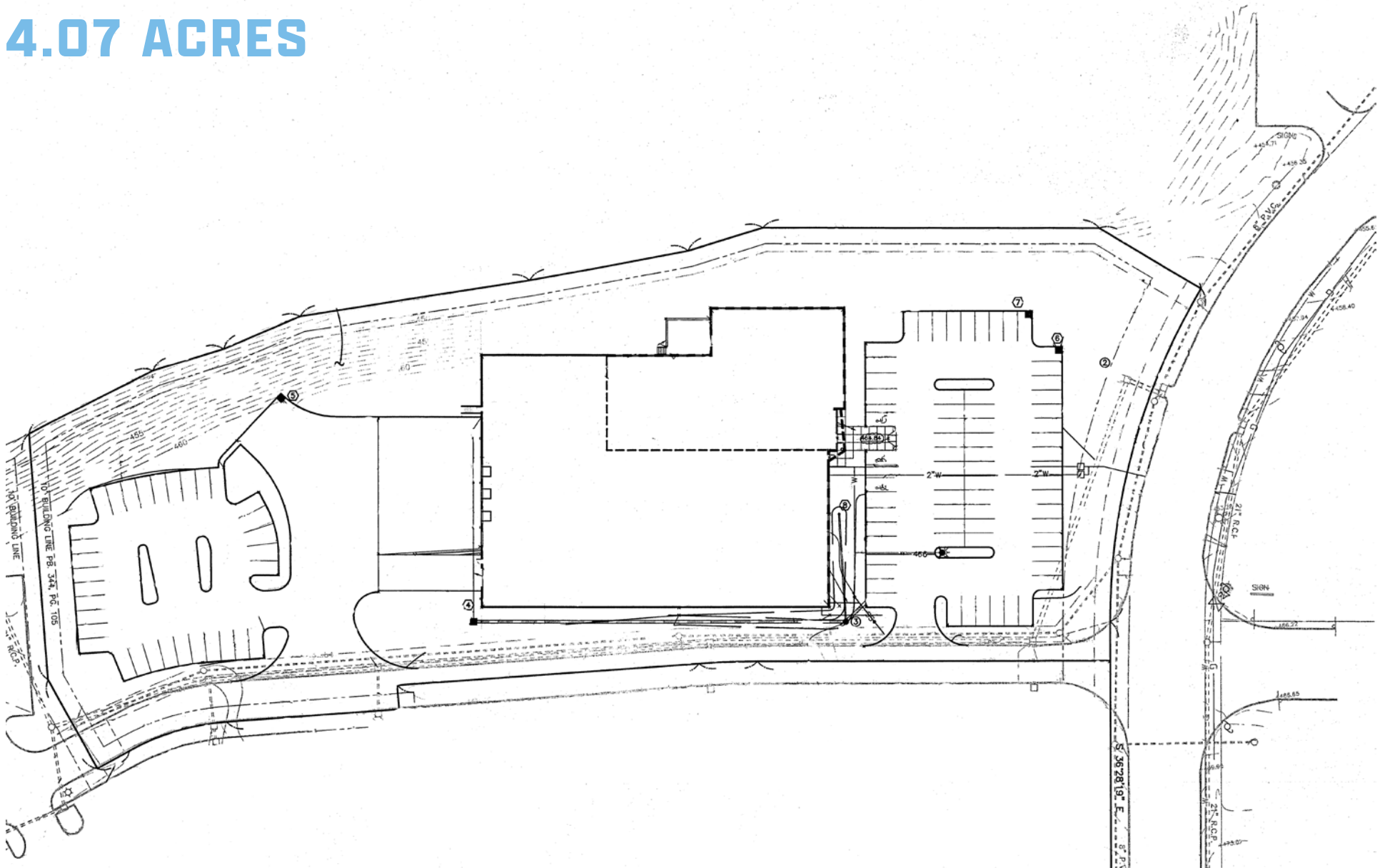


2ND FLOOR



SITE PLAN

4.07 ACRES



LOCATION





CONTACTS

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