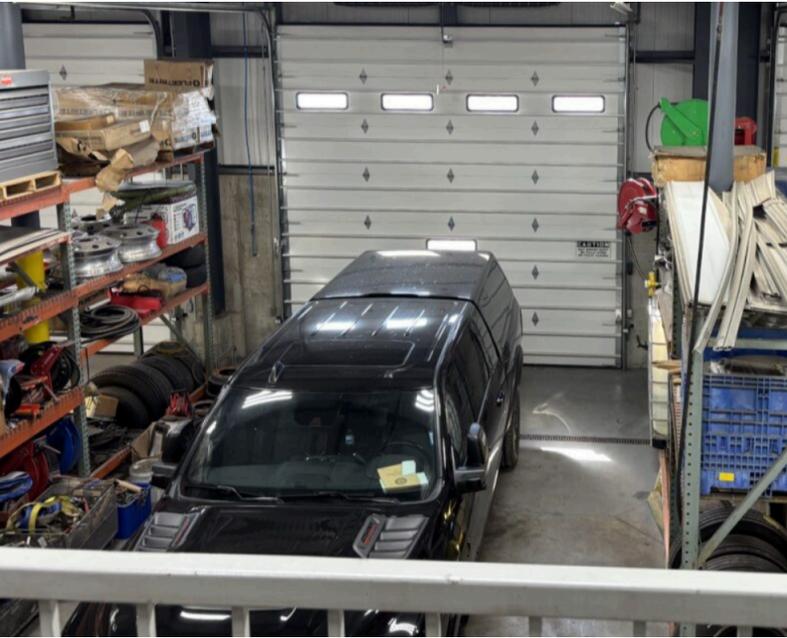


# For lease

3700 Rider Trail South  
Earth City, MO 63045

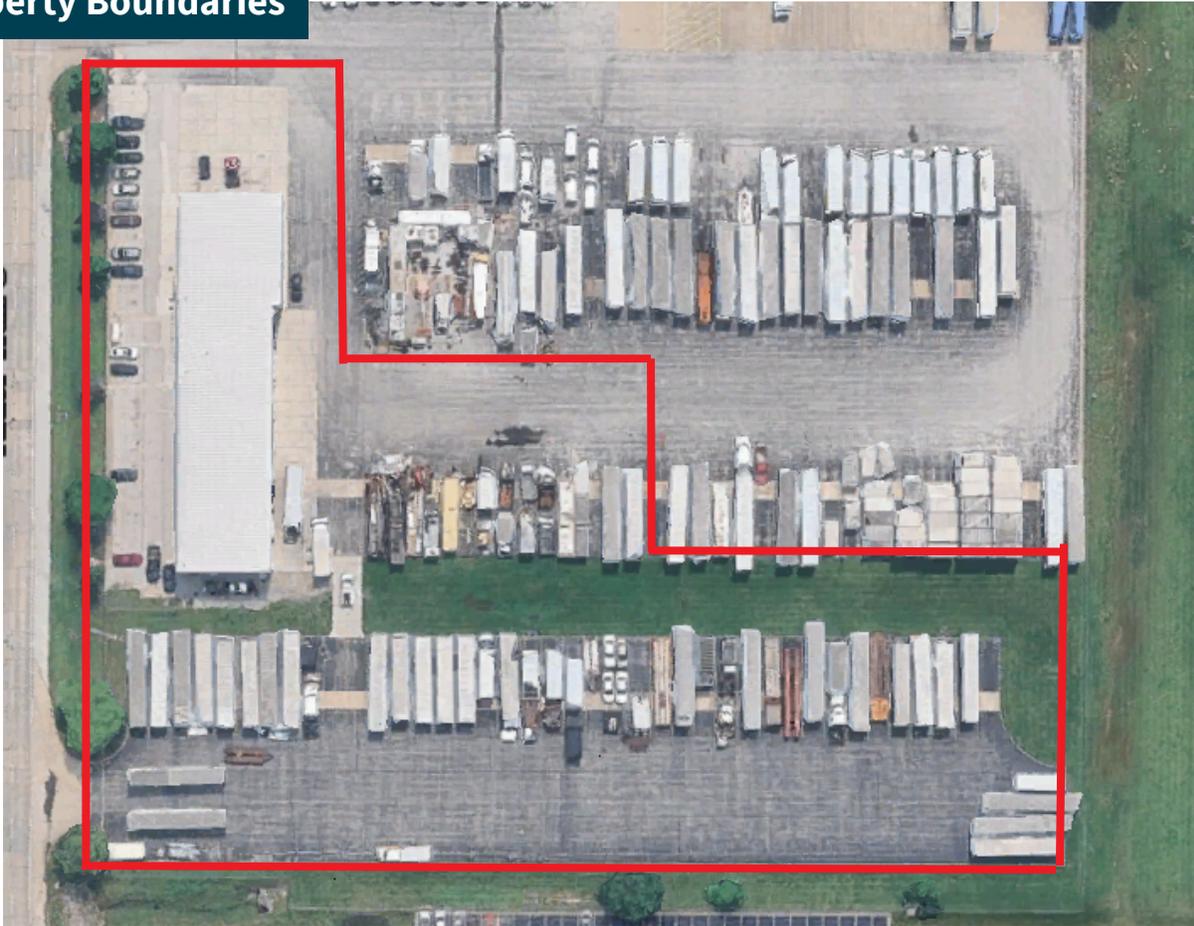




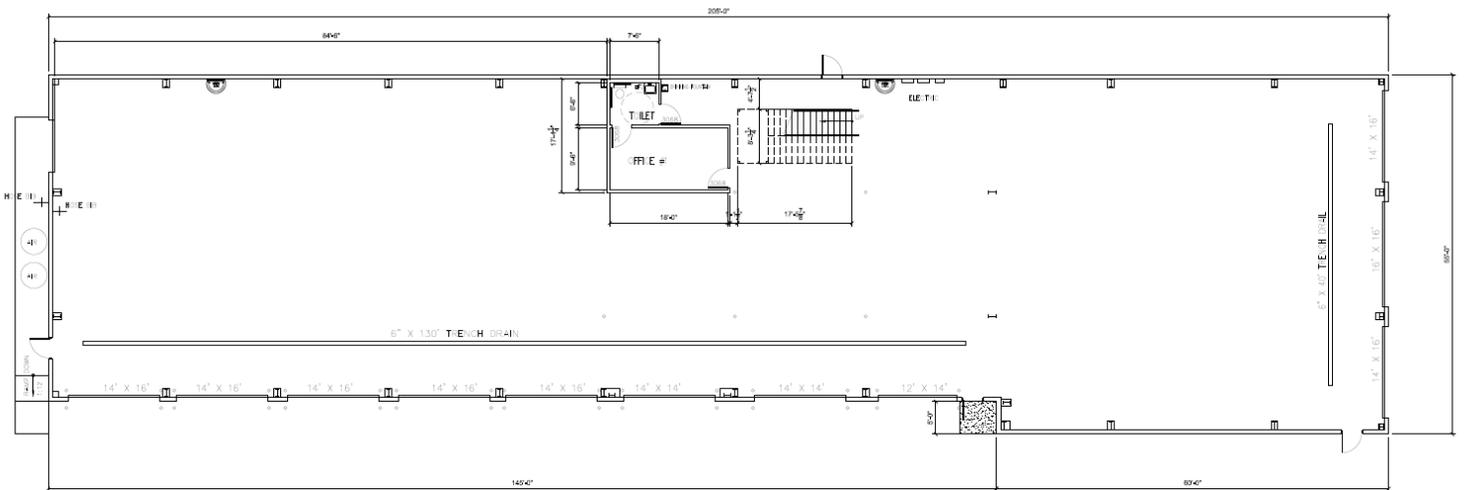
## Property highlights

- 15,000 SF Vehicle Maintenance Facility on 3.23 Acres
- 3,000 SF Office Space (Locker room, break room, Restrooms, offices)
- 3.23 Acres fenced, lit and gated lot with dedicated entrance off Rider Trail
- 25' clear height
- 11 Drive-in Bays
  - 5 bays 48' deep with 16' x 14' doors
  - 3 bays with 14' x 14' doors
  - 3 bays 57' deep with two having 16' x14' doors and 1 with 16'x16' door
- Floor drains with oil/water separator
- Floor drains with oil/water separator
- Fully Wet sprinklered
- Make -up air unit for vehicle exhaust
- Heavy electric
- Air compressors and water lines throughout
- Back-up generator
- Built in 2022
- Excellent Highway Accessibility and visibility.
- **Contact Broker for pricing**

## Property Boundaries



## Floorplan



**JLL**

**Will Meehan**

Senior Vice President

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