

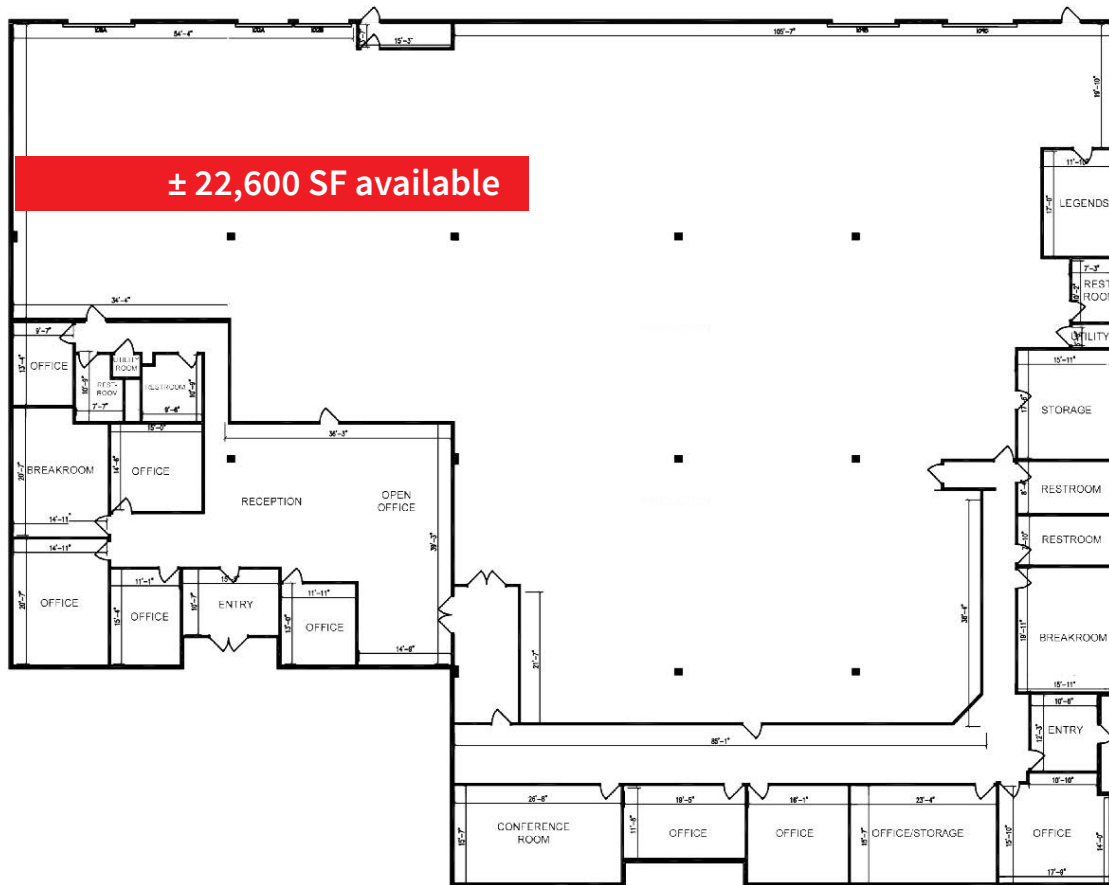
For lease

Up to ± 22,600 RSF available

13743 Shoreline Court East, Earth City, MO 63045

Jones Lang LaSalle Americas, Inc.

Floor plan



45

Parking spaces

100%

Climate-controlled

135'

Truck court depth

Ceiling height	17' clear (14' clear to the drop ceiling in warehouse)
Column spacing	36' w x 34' d (typ.)
HVAC	100% climate controlled
Lighting	LED lighting throughout
Electrical	800 amp/ 208V/ 3-phase
Sprinkler	100% wet sprinkler
Parking	45 spaces
Truck court	± 135' truck court depth
Loading	4 dock doors 1 drive-in door Ability to add 3 additional dock doors
Lease rate	9.75 PSF/ NNN

Property features



± 22,600 SF building (divisible)
located on **2.1 acres**



± 20% office finish



17' clear height (14' clear
drop ceiling in warehouse)



Ample parking with approximately
45 car parking spaces



4 docks and **1 drive-in** (additional
dock doors can be installed)



Convenient location in Earth City,
minutes from **I-70, I-270** and
**St. Louis Lambert
International Airport.**





13743 Shoreline is situated in the prime location of the Earth City Industrial submarket, providing convenient connectivity to Earth City Expressway (Hwy 141), as well as quick accessibility to Hwy 70 and Hwy 270. Moreover, this property is a mere 7-minute drive away from St. Louis Lambert International Airport.



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