

For lease

3700 Rider Trail South
Earth City, MO 63045





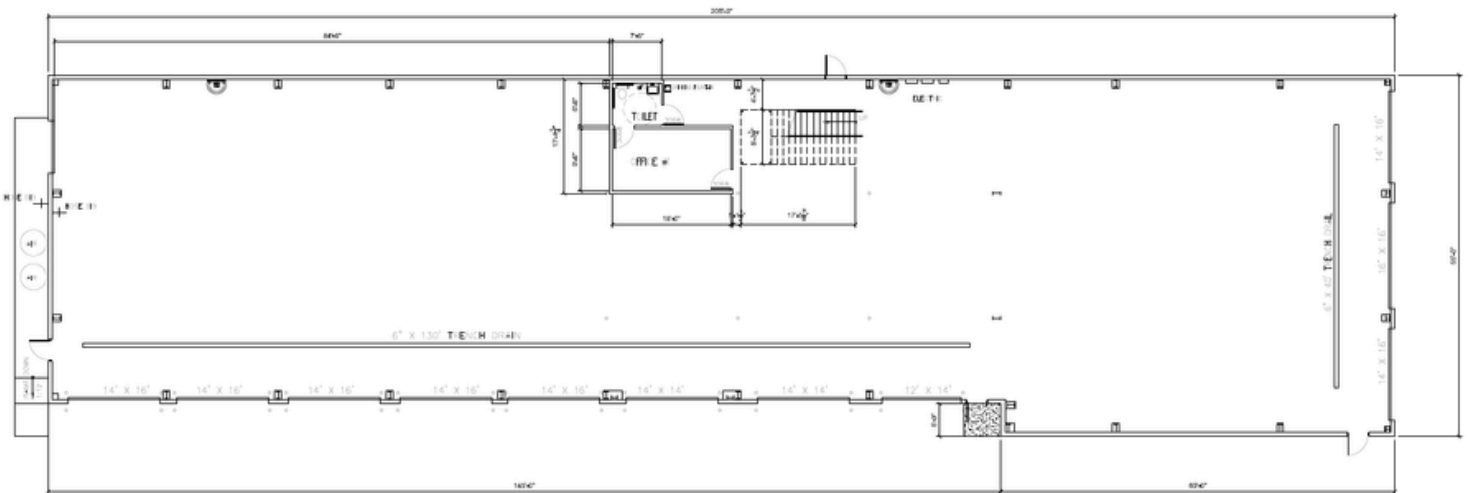
Property highlights

- 15,000 SF Vehicle Maintenance Facility on 3.29 Acres
- 3,000 SF Office Space (Locker room, break room, restrooms, offices)
- 3.29 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
- 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

Will.Meehan@jll.com

+1 314 202 8626