

For Sale or Lease

33,309± Sq. Ft. Two Tenant, Office/Warehouse Building
18,939 Sq. Ft. Available



13266 Lakefront Drive
Earth City, MO 63045

Sale Price: \$2,330,000.00
Lease Rate: \$5.50/Sq. Ft., NNN
Contact: William Aschinger
waschinger@hillikercorp.

- 14,370 Sq. Ft. Leased but Could be Vacated
- 18,939 Sq. Ft. Available
- 5,400± Sq. Ft. Office
- 18' Ceilings
- 40' X 40' Column Spacing
- Four Dock Doors
- Drive-in Door Could be Added
- New Roof 2020
- Minutes from Lambert Airport
- Close to Hwy 70 and 270




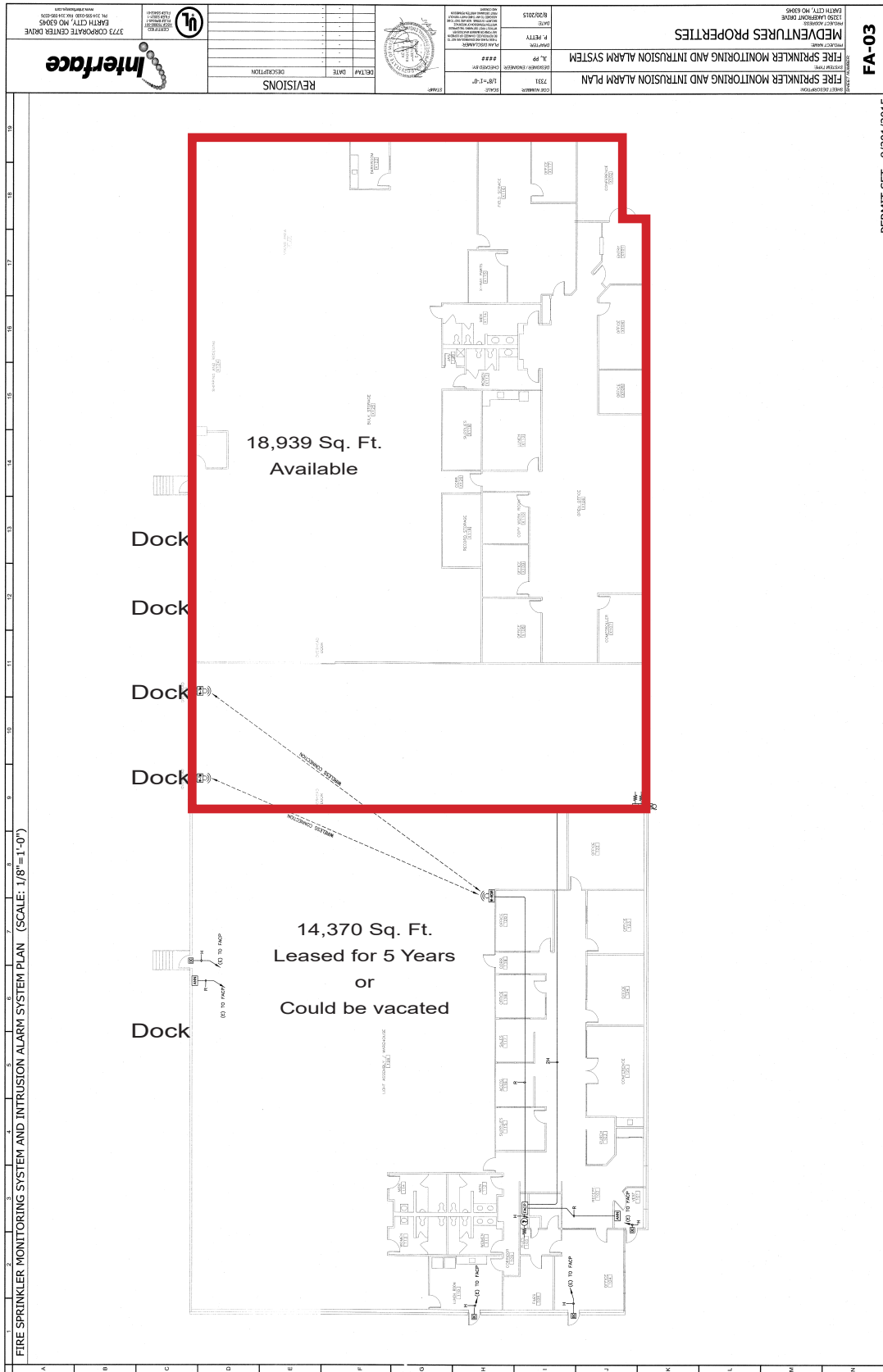
Office Industrial Retail Institutional Investment Management



Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144
www.hillikercorp.com

314 781 0001

 Individual Membership in the Society
of Industrial and Office Realtors



<p>Interface</p> <p>3773 CORPORATE CENTER DRIVE EARTH CITY, MO 63043 www.interface.com</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																															<p>FA-03</p> <p>PERMIT SET - 8/20/2015</p>
NO.	DATE	DESCRIPTION																																	
<p>SEAL</p> <p>7331</p> <p>DATE</p> <p>8/20/2015</p> <p>PROJECT</p> <p>FA-03</p> <p>CLIENT</p> <p>FA-03</p> <p>DESIGNER</p> <p>FA-03</p> <p>PROJECT NUMBER</p> <p>FA-03</p> <p>PROJECT NAME</p> <p>FA-03</p> <p>PROJECT ADDRESS</p> <p>FA-03</p> <p>PROJECT CITY</p> <p>FA-03</p> <p>PROJECT STATE</p> <p>FA-03</p> <p>PROJECT ZIP</p> <p>FA-03</p>	<p>PROJECT NUMBER</p> <p>FA-03</p> <p>PROJECT NAME</p> <p>FA-03</p> <p>PROJECT ADDRESS</p> <p>FA-03</p> <p>PROJECT CITY</p> <p>FA-03</p> <p>PROJECT STATE</p> <p>FA-03</p> <p>PROJECT ZIP</p> <p>FA-03</p>	<p>PROJECT NUMBER</p> <p>FA-03</p> <p>PROJECT NAME</p> <p>FA-03</p> <p>PROJECT ADDRESS</p> <p>FA-03</p> <p>PROJECT CITY</p> <p>FA-03</p> <p>PROJECT STATE</p> <p>FA-03</p> <p>PROJECT ZIP</p> <p>FA-03</p>																																	

Lakefront Drive

Office Industrial Retail Institutional Investment Management



Commercial Real Estate
 1401 S. Brentwood Blvd.
 Suite 650
 St. Louis, MO 63144
 www.hillikercorp.com

314 781 0001

Individual Membership in the Society of Industrial and Office Realtors

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