

# For Sale or Lease

33,309± Office/Warehouse Building

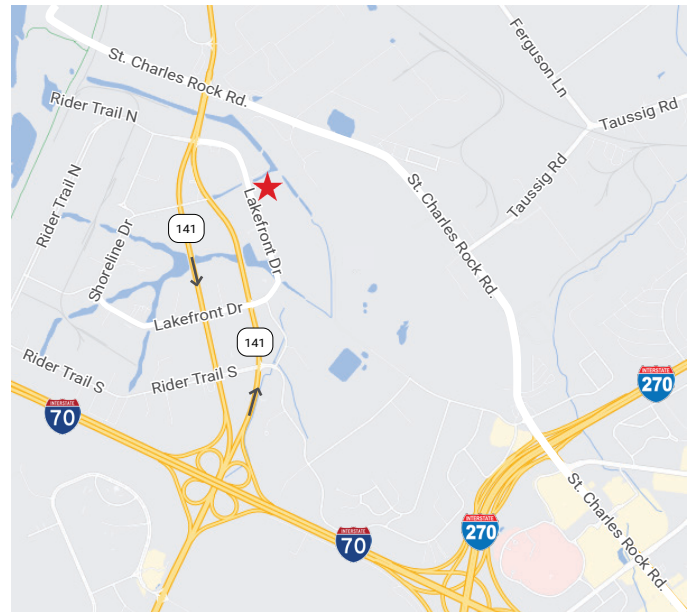
13222-13266 Lakefront Dr.  
Earth City, MO 63045



**Sale Price: \$3,295,000**  
**Lease Rate: \$6.75/Sq. Ft., NNN**

- 14,370± Sq. Ft. Leased Until Nov. 30, 2024
- 18' Ceilings
- 40' X 40' Column Spacing
- Five Dock Doors
- New Roof 2020
- Minutes from Lambert Airport
- Close to I-70 and I-270
- Heavy 3-Phase Electric

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**Floor Plan on Back**

Office Industrial Retail Institutional Investment Management



Commercial Real Estate  
1401 S. Brentwood Blvd.  
Suite 650  
St. Louis, MO 63144  
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**314 781 0001**

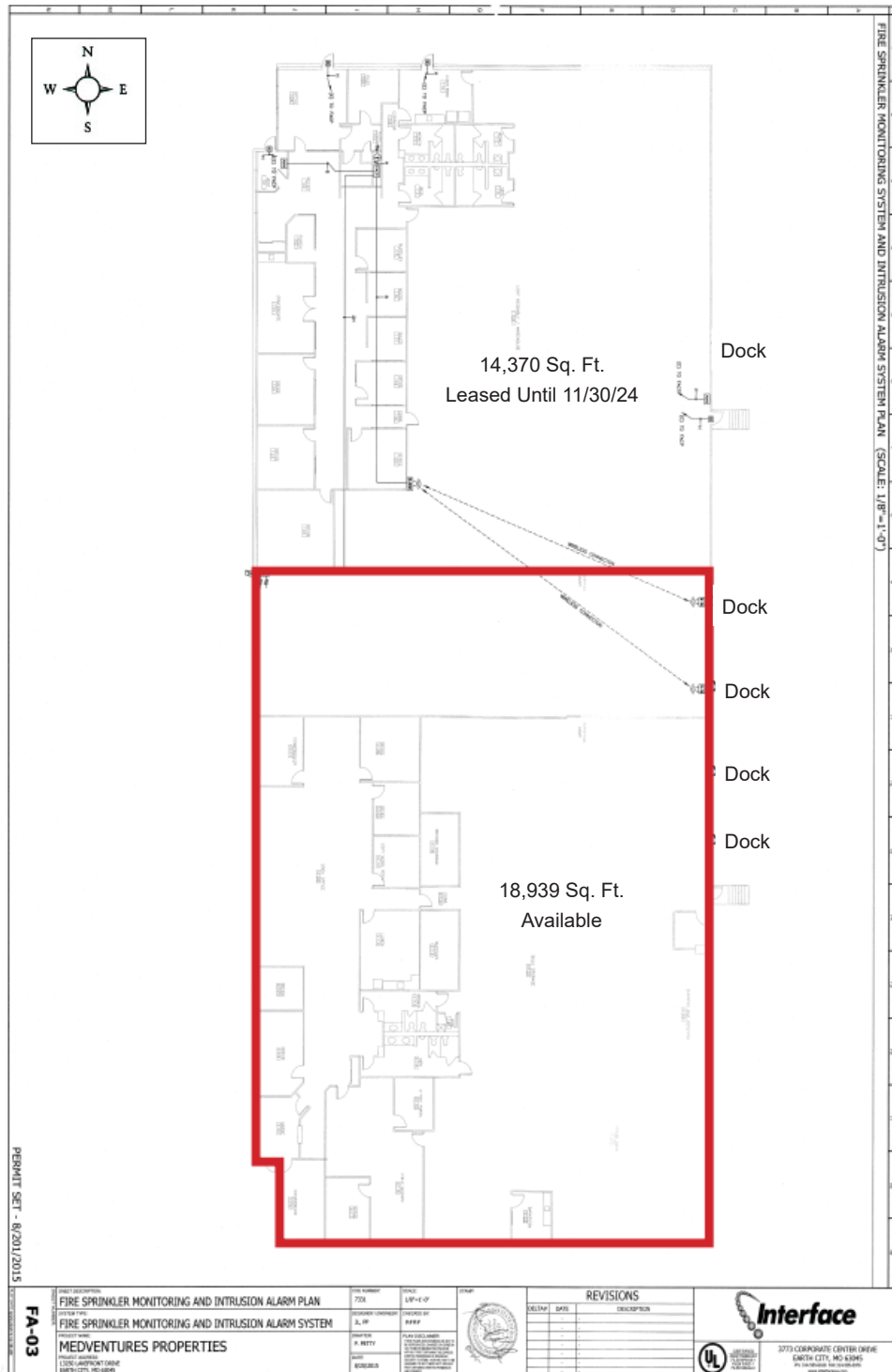
 Individual Membership in the Society of  
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Lakefront Drive



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