

30,225 SF FOR LEASE

**4227 Earth City Expressway
Earth City, MO 63045**

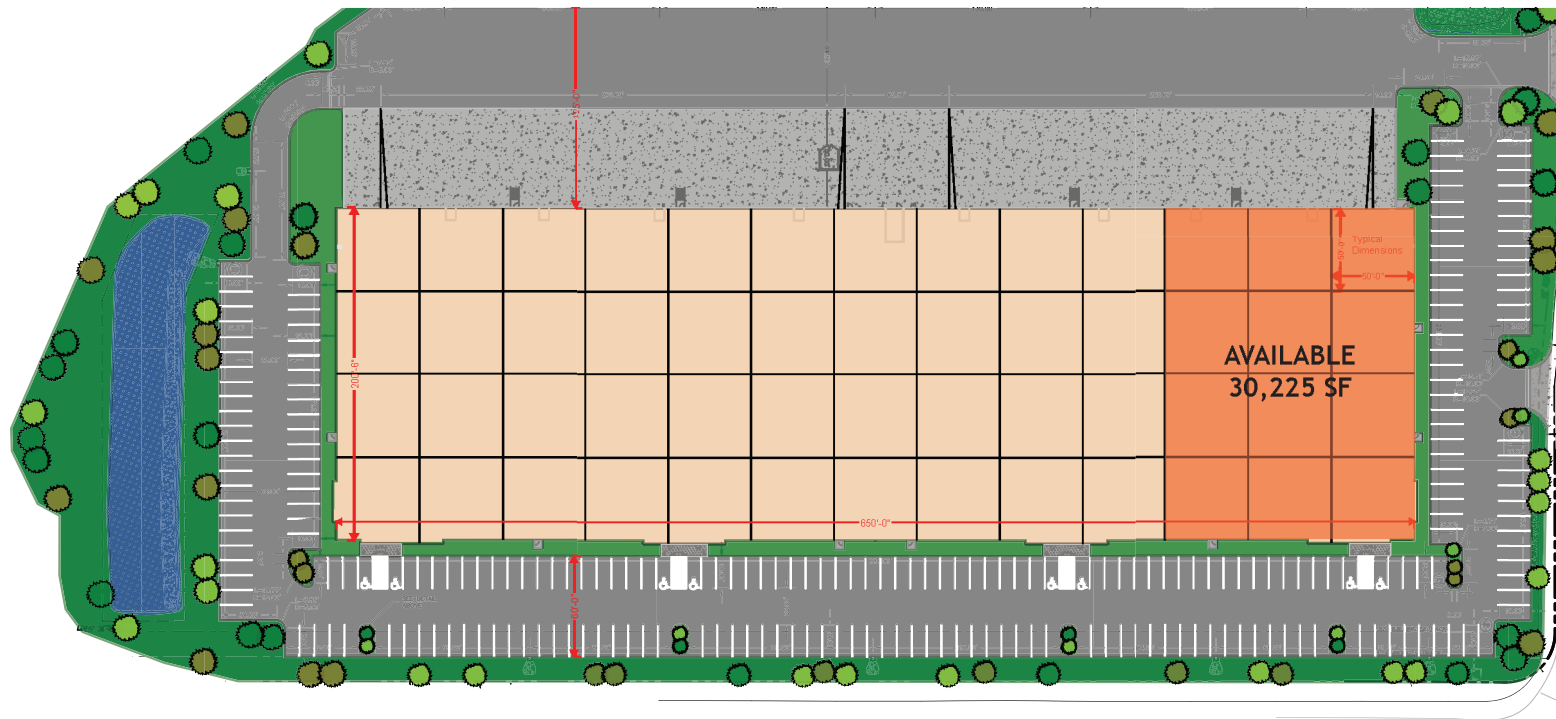


BLOCK
HAWLEY

A BLOCK REAL ESTATE SERVICES AFFILIATE

4227 EARTH CITY EXPRESSWAY

EARTH CITY, MO 63045

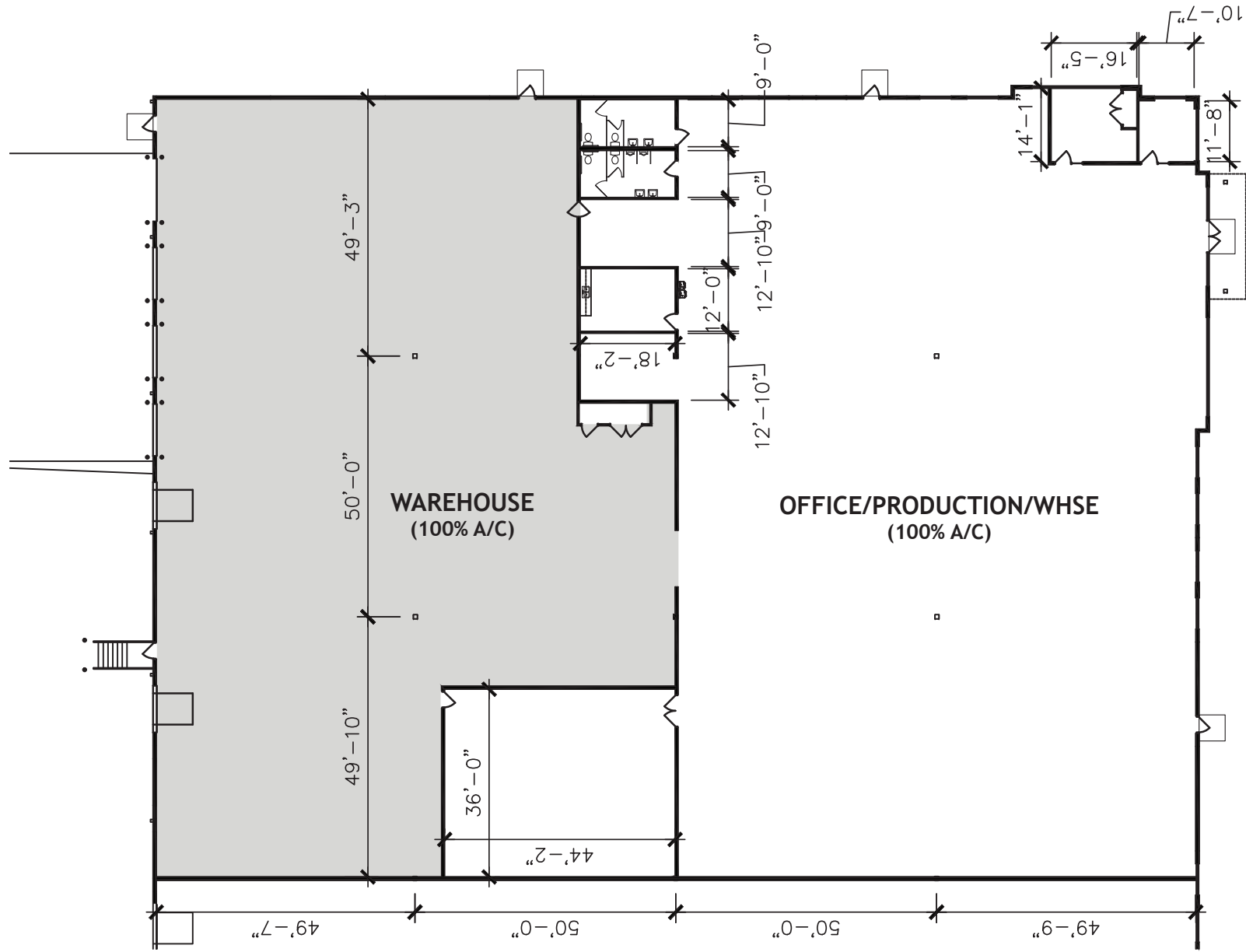


- End Cap Space
- Approximately 1,000 SF Office
- ESFR Sprinkler
- 28' Clear
- 100% Air Conditioned
- 50' x 50' Column Spacing
- LED Lighting
- 100 Parking Spaces
- Two (2) Docks
- One (1) 12' x 14' Drive-In
- Three (3) 9' x 10' Drive-In Doors
- Dock Packages Include: Bumpers, 35,000 Lb Mechanical Pit Levelers, Dock Seals
- Excellent Visibility
- 2025 Estimated OPEX: \$6.34/SF
- **LEASE RATE: \$8.50/SF NNN**

SITE PLAN

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FLOOR PLAN

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JEFF HAWLEY

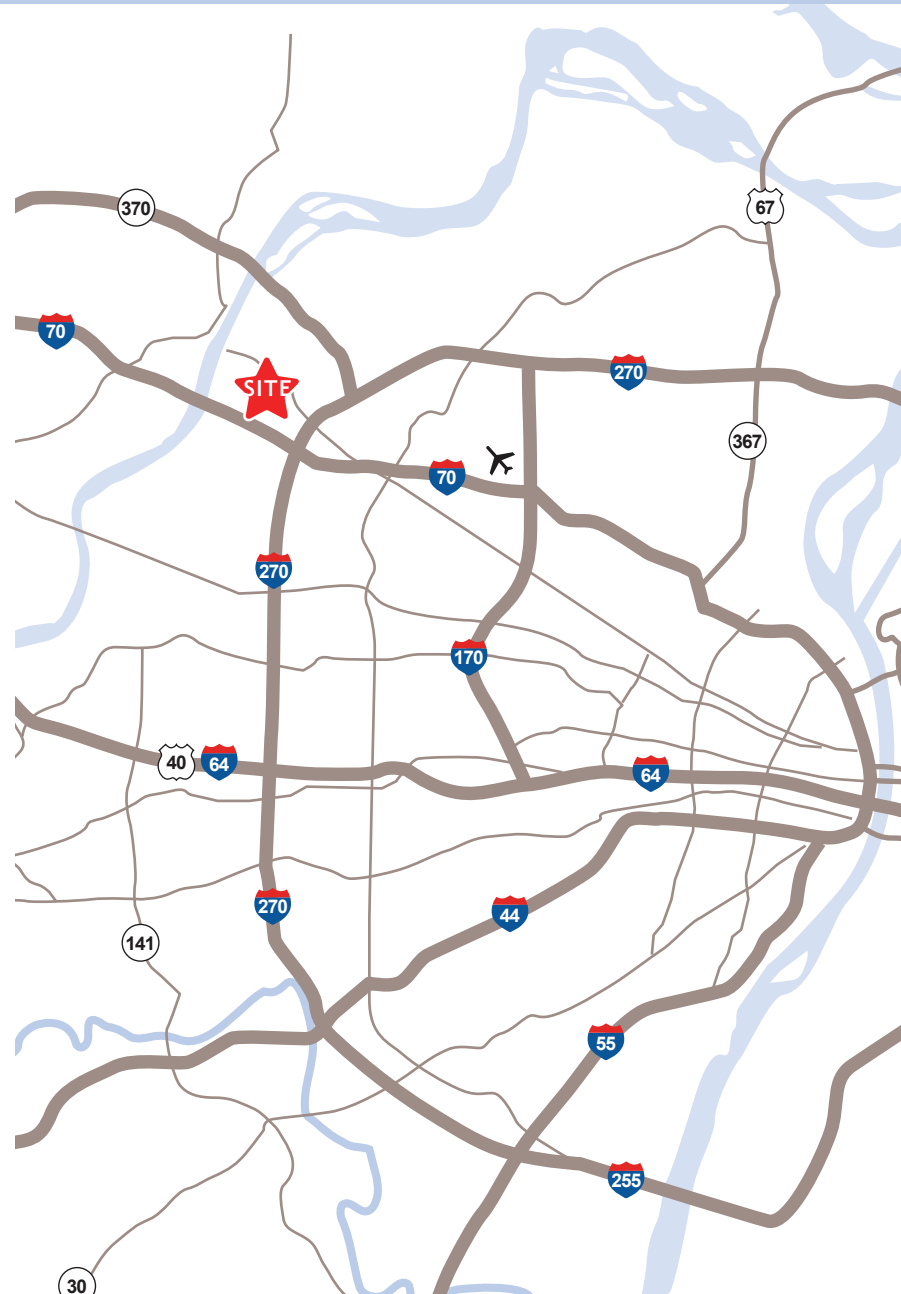
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