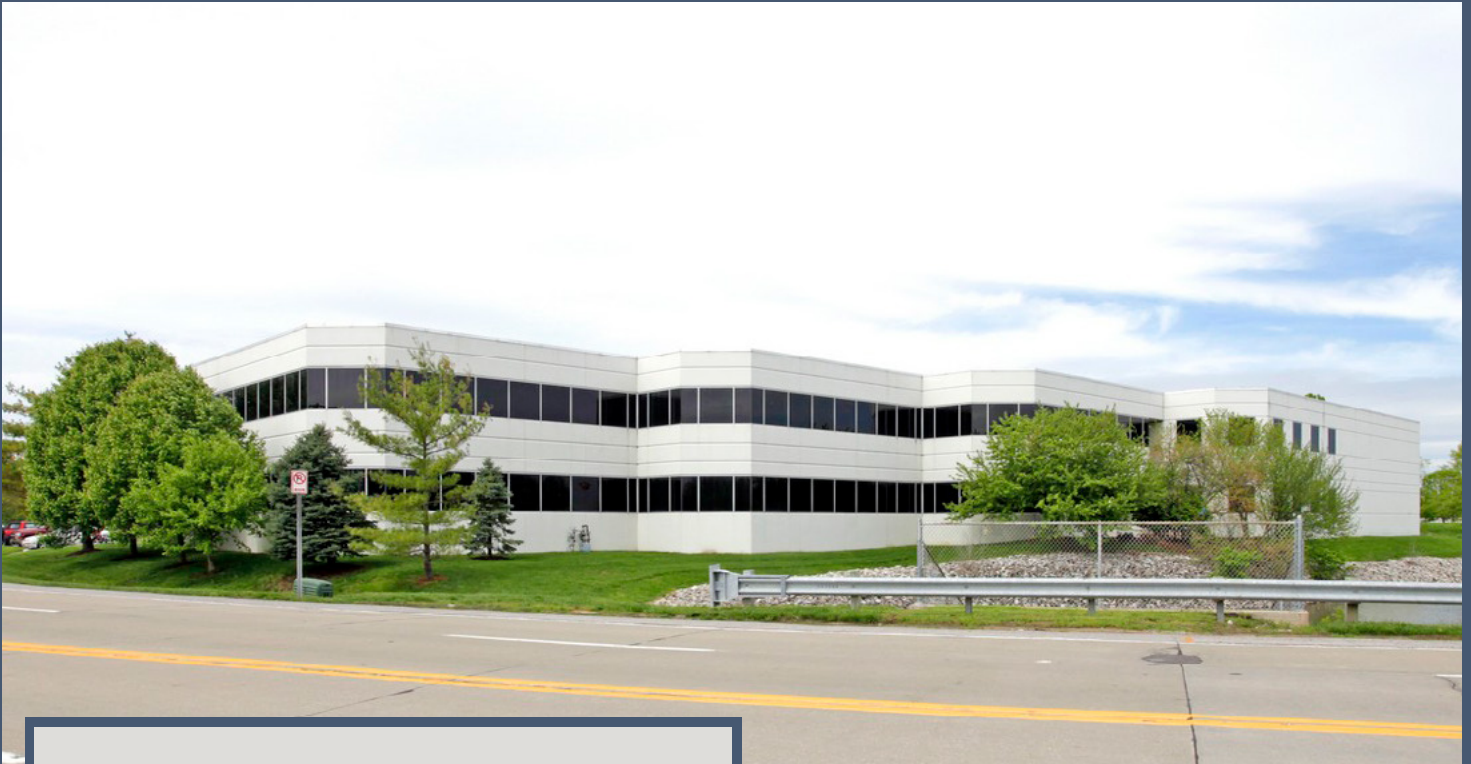


FOR SALE

39,680 SF Corporate HQ Facility on 4.74 Acres

SANSONE
group

13389 Lakefront Drive



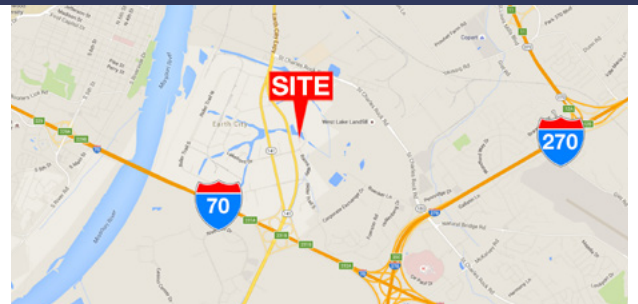
BUILDING HIGHLIGHTS

- 39,680 SF corporate HQ facility with extensive glass-line
- Close proximity to all major interstates and along public transit lines
- Warehouse space features 24' clear ceilings and both dock-high & drive-in loading
- FREE parking
- **SALE PRICE: \$2,800,000**



INDUSTRIAL BUILDING

13389 Lakefront Dr. • Earth City, MO 63045



FLOOR PLAN SUMMARY

| | |
|------------------|------------------|
| 1st Floor Office | 24,206 SF |
| 2nd Floor Office | 5,975 SF |
| Warehouse | 9,499 SF |

FOR MORE INFORMATION PLEASE CONTACT:

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Jake Corrigan
jcorrigan@sansonegroup.com



314-727-6664



www.sansonegroup.com



120 S. Central, Suite 500
St. Louis, Missouri 63105

13389 LAKEFRONT DRIVE

PROPERTY DESCRIPTION

| | | | |
|------------------------------|--|---------------------------------------|--|
| Property Type: | Class B office warehouse | | |
| Building Area: | 39,680 SF | | |
| Land Area: | 4.74 acres | | |
| Construction: | Reinforced concrete tilt-up | | |
| 2015 Taxes: | \$91,656.62 (\$2.31 PSF) | | |
| Year of Construction: | 1995 building; 2006 Second Floor | | |
| Clear Ceiling Height: | 24' Clear | | |
| Car Parking: | Parking lot (72 spaces) | | |
| Dock Doors: | 2 exterior | | |
| Drive-In Doors: | 1 (12' x 14') | | |
| Zoning: | FPM3 | | |
| Utilities: | Gas: Laclede Gas | Sewer: Metro St. Louis Sewer District | |
| | Electric: Ameren UE | Water: Missouri American Water | |
| Roof: | 1995 with overlay in 2009 | | |
| Sprinkler System: | Wet system | | |
| HVAC: | RTU in office areas - Gas fired units in warehouse | | |



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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.