

FOR SALE OR LEASE > FLEX / LAB BUILDING

4170 SHORELINE DRIVE

EARTH CITY, MO



Property Highlights

- > 23,000 SF flex / lab building
- > 11,173 SF office space
- > 9,391 SF wet lab / R&D space
- > 2,436 SF heated warehouse area
- > Central location in Earth City submarket
- > 2 dock-high doors
- > 1 drive-in door
- > Available September 2018
- > LEASE RATE: \$5.95/SF, NNN
- > SALE PRICE: \$1,265,000 (\$55.00/SF)



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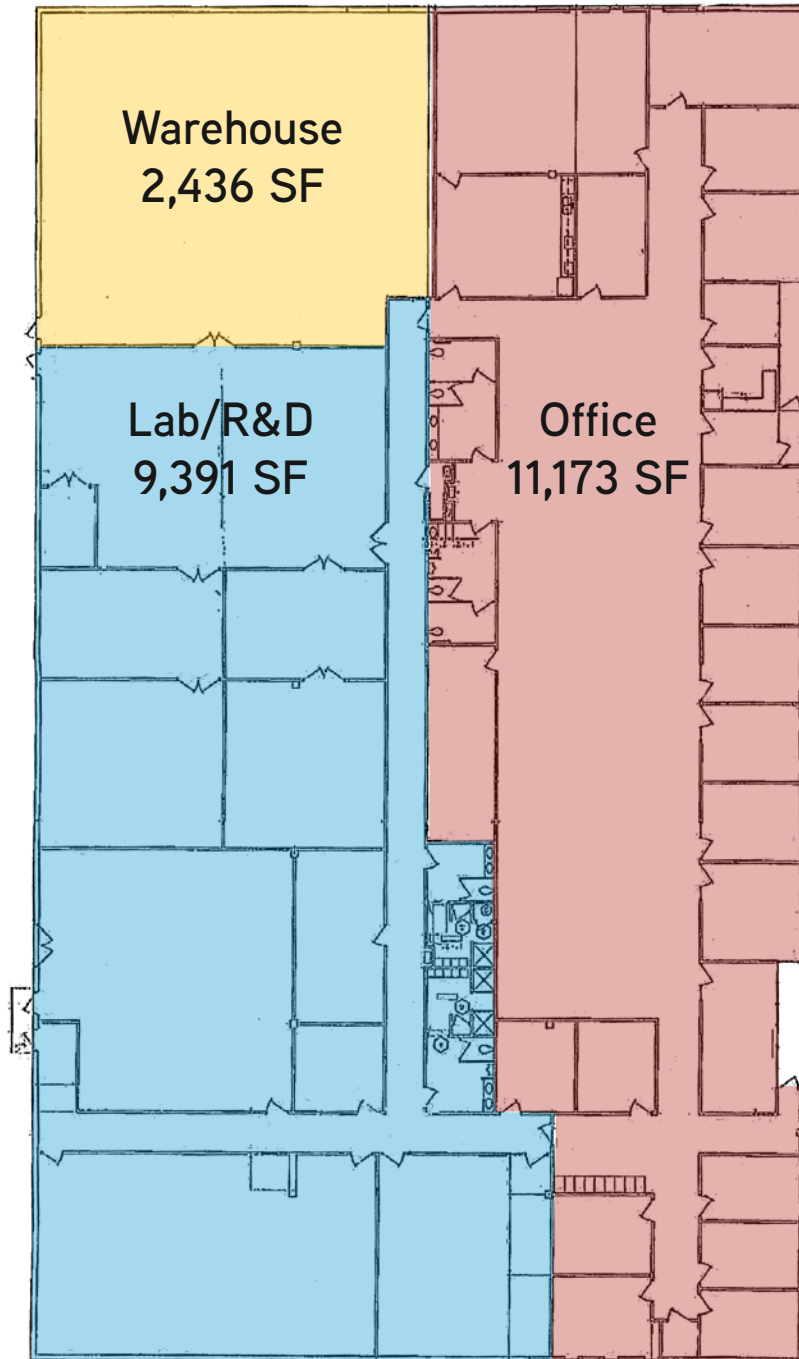
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