



**FOR LEASE**

# 4061 Wedgeway Court

Earth City, MO 63045

## Lease Rate:

**\$7.95** PSF, NNN

## CONTACT US

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## Industrial End Cap Available For Lease

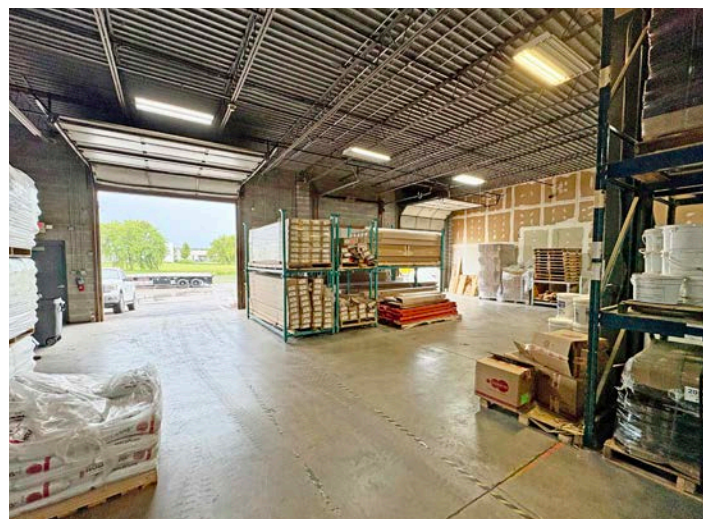
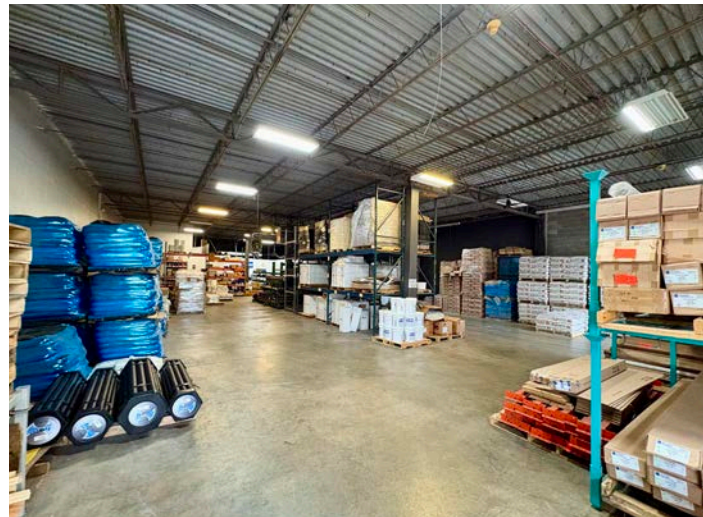
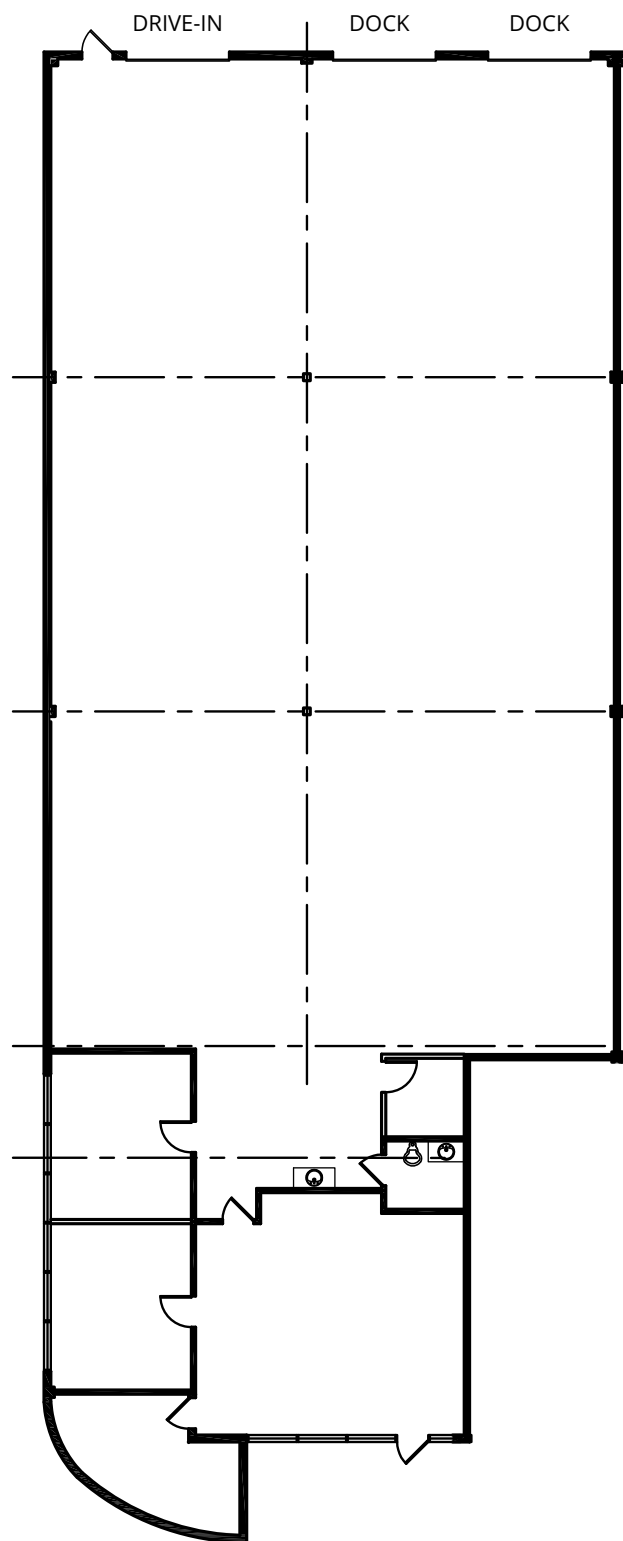
### Highlights

- 7,384 SF for lease
- Available March 1, 2027
- End cap unit
- 2 loading docks
- 1 ramped drive-in (12'x10')
- 16' clear height
- Located in the heart of Earth City with convenient access to I-70, I-270, and Hwy 370

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FLOOR PLAN





## LOCATION



| Demographics  | 3 Miles   | 5 Miles   | 7 Miles   |
|---------------|-----------|-----------|-----------|
| Population    | 39,080    | 130,386   | 272,841   |
| Households    | 16,502    | 56,795    | 119,014   |
| Avg HH Income | \$108,662 | \$109,662 | \$109,220 |
| Businesses    | 2,713     | 6,273     | 12,464    |
| Employees     | 59,027    | 118,503   | 216,347   |

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