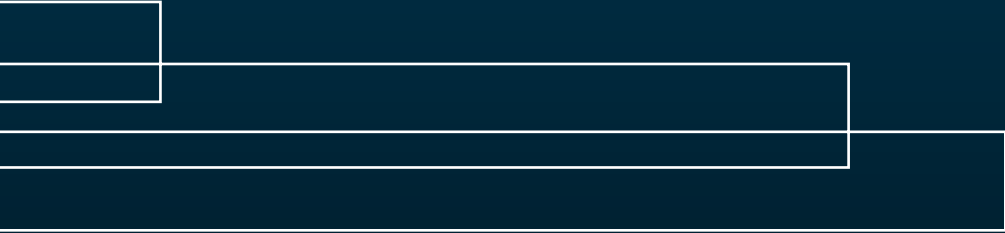
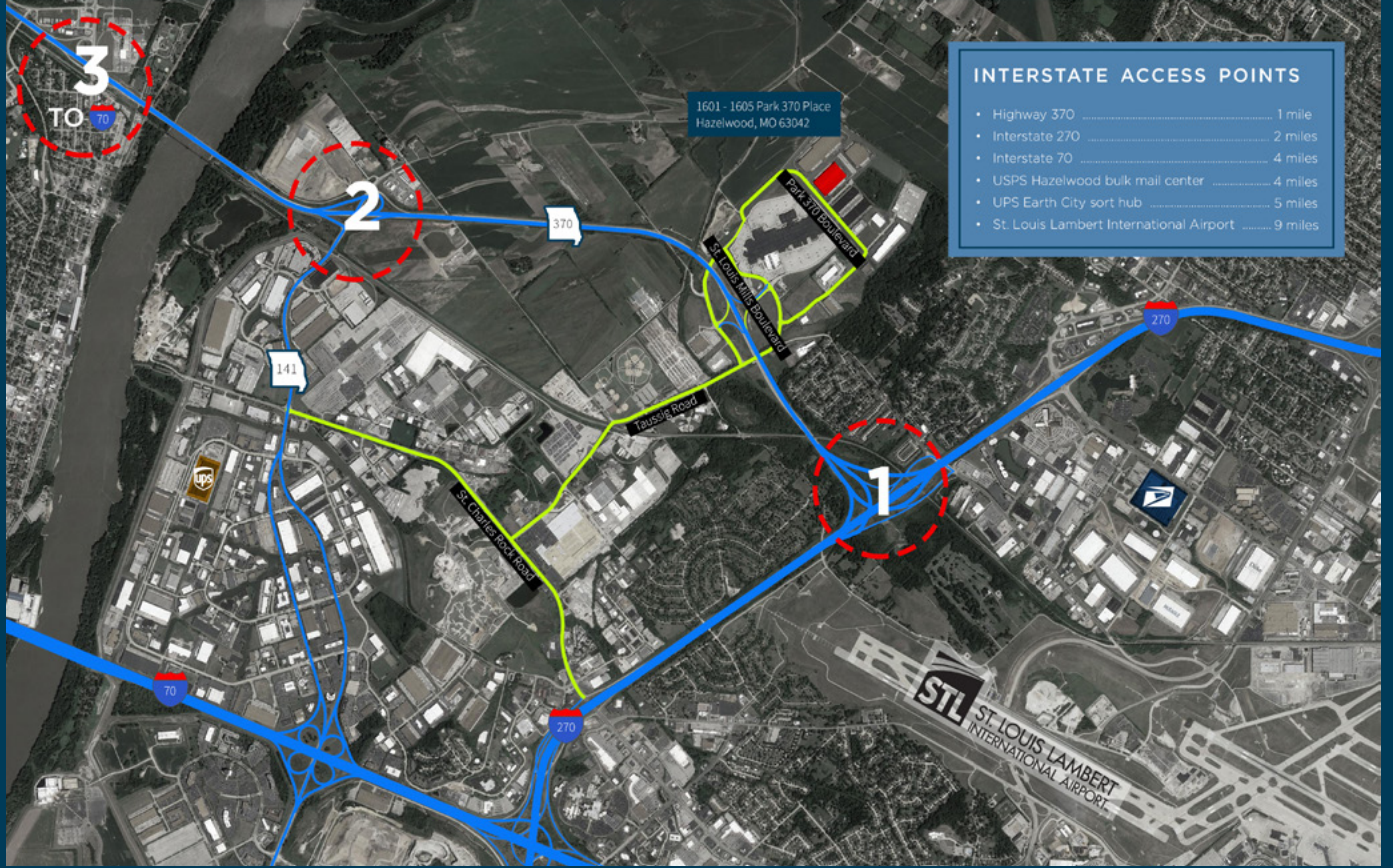


1601-1605 Park 370 Place, Hazelwood, MO 63042
ST. LOUIS METRO

Jones Lang LaSalle Americas, Inc., a licensed real estate broker



PARK
370
THREE SEVENTY



INTERSTATE ACCESS POINTS	
• Highway 370	1 mile
• Interstate 270	2 miles
• Interstate 70	4 miles
• USPS Hazelwood bulk mail center	4 miles
• UPS Earth City sort hub	5 miles
• St. Louis Lambert International Airport	9 miles

ACCESS



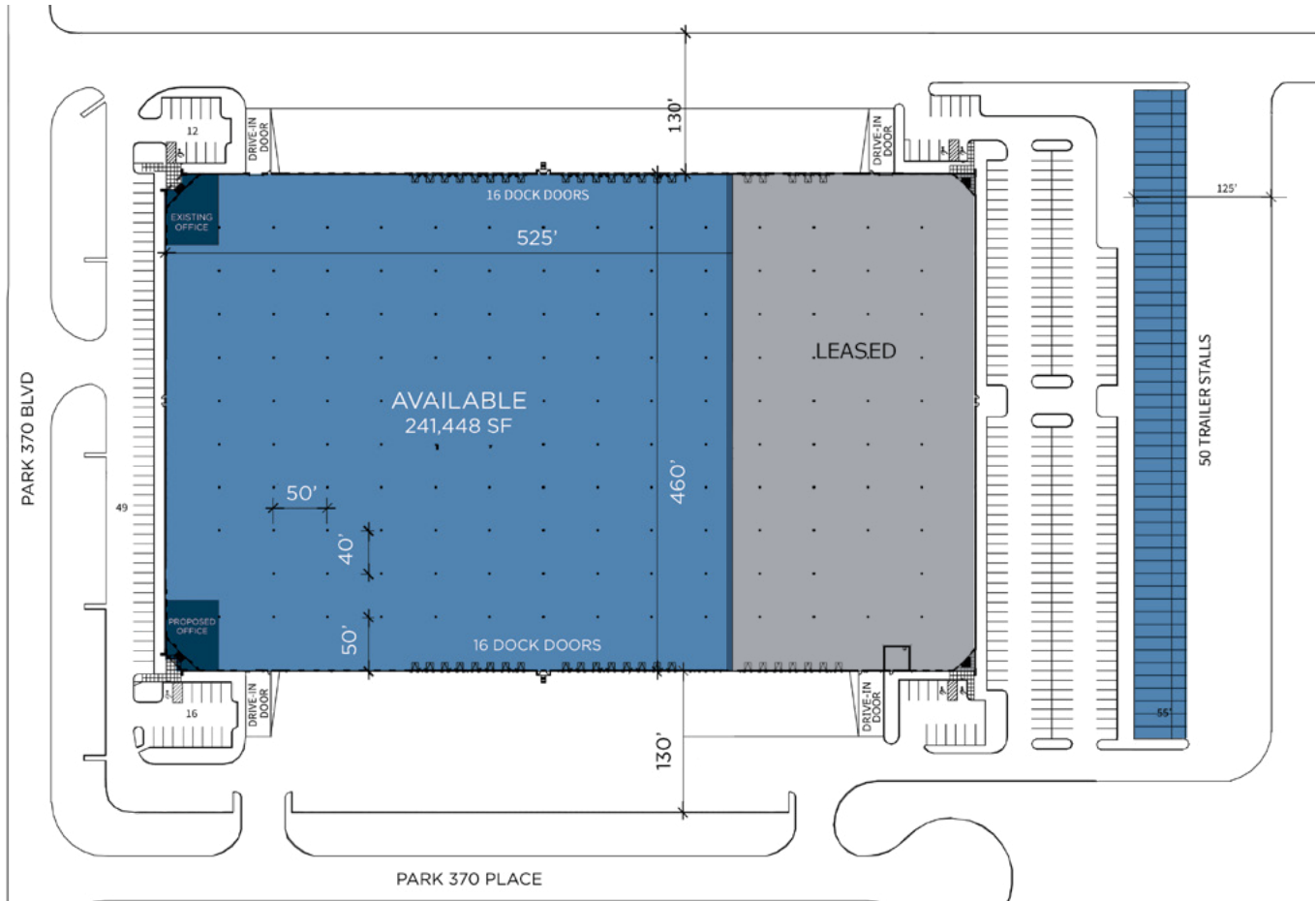
<2MI
to I-270 and Hwy 370

5MI
to UPS Earth City sort center

4MI
to I-70

9MI
to STL Lambert International Airport

PROPERTY HIGHLIGHTS



±241,448 SF AVAILABLE AREA | **±90,000 SF** DIVISIBLE TO | **30'** CLEAR HEIGHT | **32** DOCK DOORS | **50** TRAILER PARKING

MODERN DISTRIBUTION FACILITY

Building Size	±344,765 SF
Available Area	±241,448 SF
Divisible To	±90,000 SF
Office	3,195 SF existing offices
Clear Height	30'
Column Spacing	50'w x 40'd (50' speed bay)
Dock Doors	32 (expandable to 50)
Drive-in Doors	2
Truck Court	130'
Car Parking	77 (expandable)
Trailer Parking	50
Sprinkler	ESFR
Lighting	LED w/ occupancy sensors
Asking Rate	\$3.25/SF/NNN



Park 370 Center 1 is a ±344,765 sf, modern distribution facility well suited for logistics and e-commerce customers. Located in Hazelwood, Missouri, a business-friendly city, the site benefits from a full 4-way interchange and is strategically located less than a mile from Hwy 370 and two miles from I-270.

C O N T A C T

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PARK
370
T H R E E S E V E N T Y

