

FOR LEASE

4774 Park 370 Boulevard
Hazelwood, MO 63042



143,600 SF CLASS A OFFICE/WAREHOUSE

Divisible to: 17,634 SF

PROPERTY HIGHLIGHTS

Available SF:	143,600 SF (Divisible)	Column Spacing:	40' x 40'
Min. Divisible SF:	17,634 SF	Speed Bay:	60' x 40'
Office SF:	5,089 SF Existing (Renovated December 2020) Additional Office Finish to Suit	Building Depth:	220'
Clear Height:	28'	Building Type:	Tilt-Up Panel (2001)
Dock Loading:	17 (9' x 10') Docks 1 (12' x 14') Dive-In Door (Docks Expandable to 30)	Roof:	New TPO Roof in 2019 with 20 Year Warranty
Asking Rate:	\$3.95/SF NNN	Fire Suppression:	ESFR
		Parking:	Building Parking Ratio of 0.92/1,000 SF

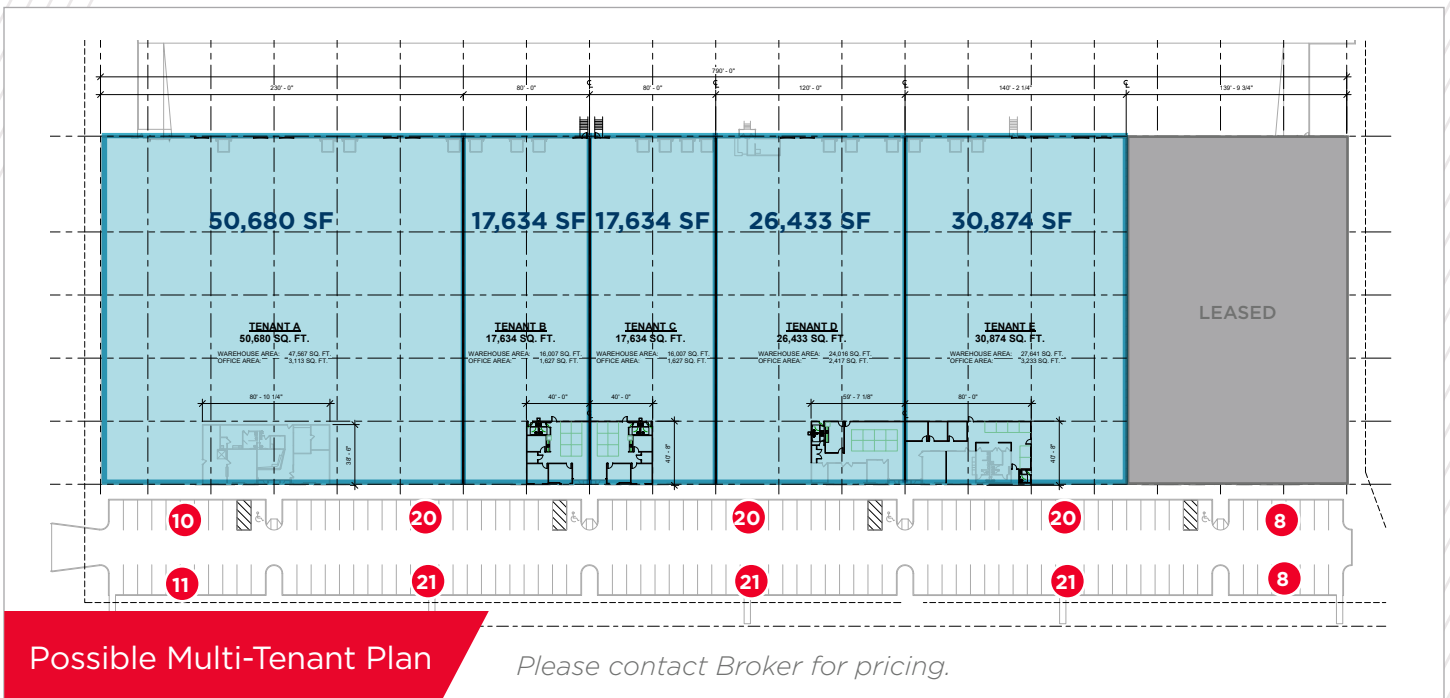
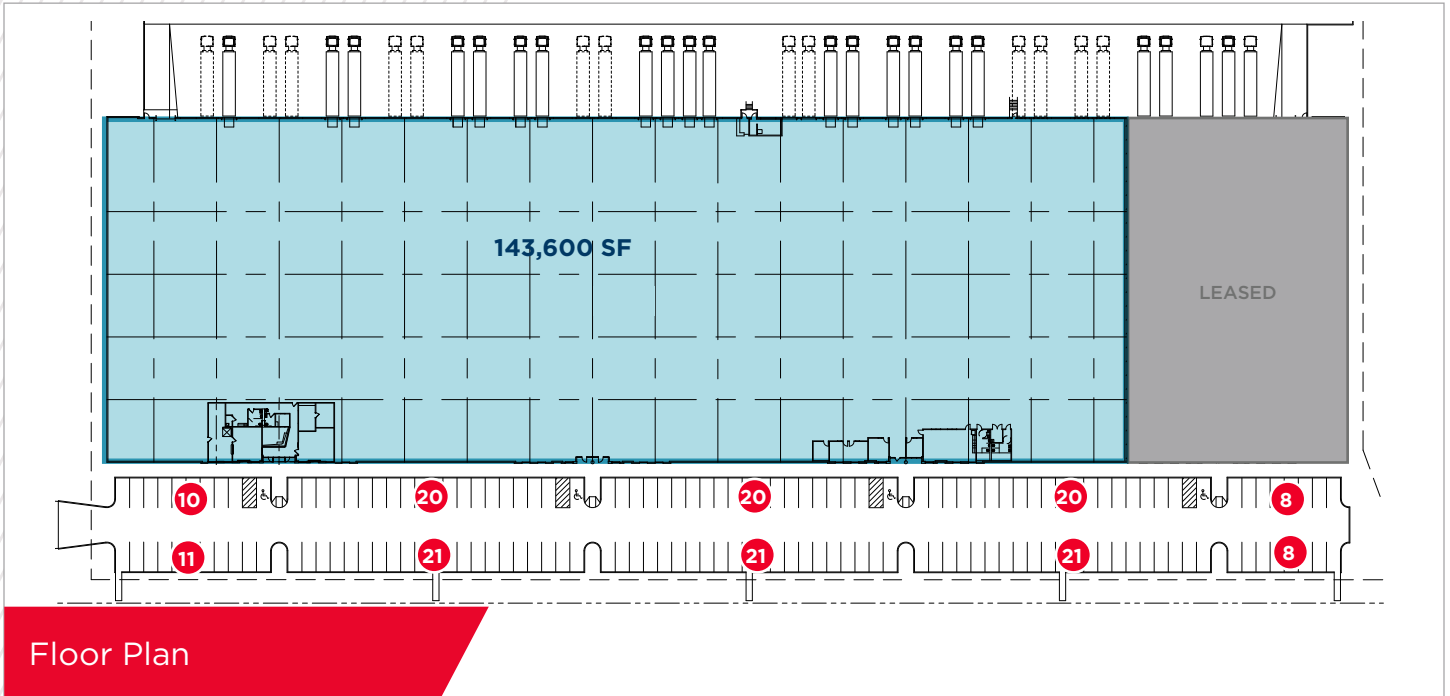
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