



4702

PARK 370

— BLVD —

HAZELWOOD, MO
(ST. LOUIS)

299,004 SF
DIVISIBLE TO
+/- 149,502 SF

AIR
CONDITIONED
WAREHOUSE



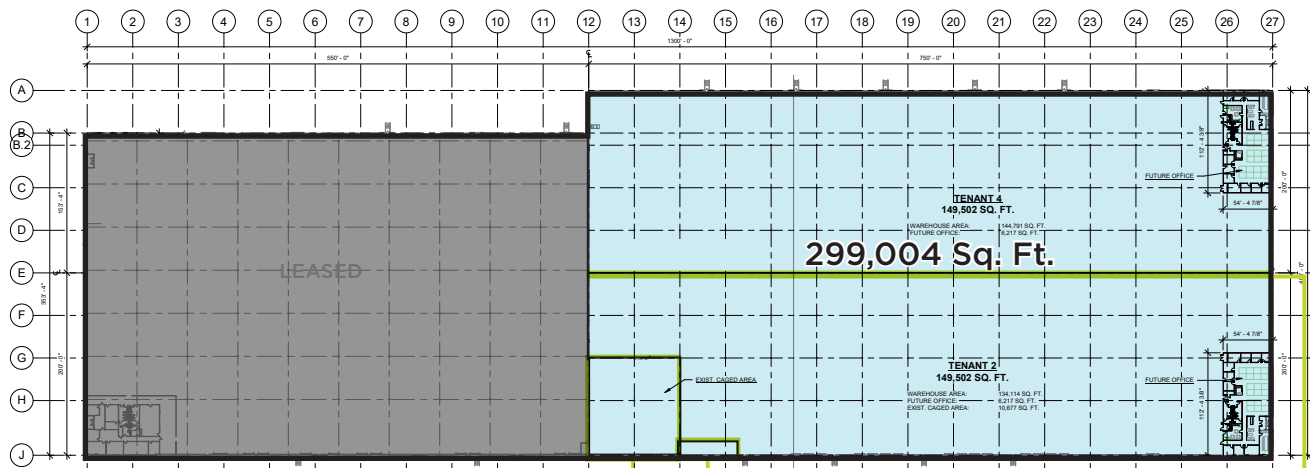
**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

BUILDING TYPE	Class A Cross-Dock Facility
TOTAL SF AVAILABLE	299,004 SF
DIVISIBLE TO	+/- 149,502 SF
OFFICE SF	Build-To-Suit
CLEAR HEIGHT	32' Minimum
COLUMN SPACING	Typical bay spacing: 46'-6" x 50' Speed Bays: 60' x 50'
DOCKS	30 existing docks each equipped with 35,000lb pit levelers, LED dock lights, seals. Knockouts for 60+ future docks.
DRIVE-IN DOORS	2 automated 12'x 14' doors with concrete ramps
TRUCK COURT	120'-130'
CAR PARKING	92
TRAILER PARKING	24
BUILDING POWER	2,500 AMPS, 277/480 VOLT 3 PHASE 4 WIRE
SPRINKLER	ESFR
LIGHTING	T5 High Efficiency
LEASE RATE	\$3.50/SF NNN



PROPOSED MULTI-TENANT PLAN



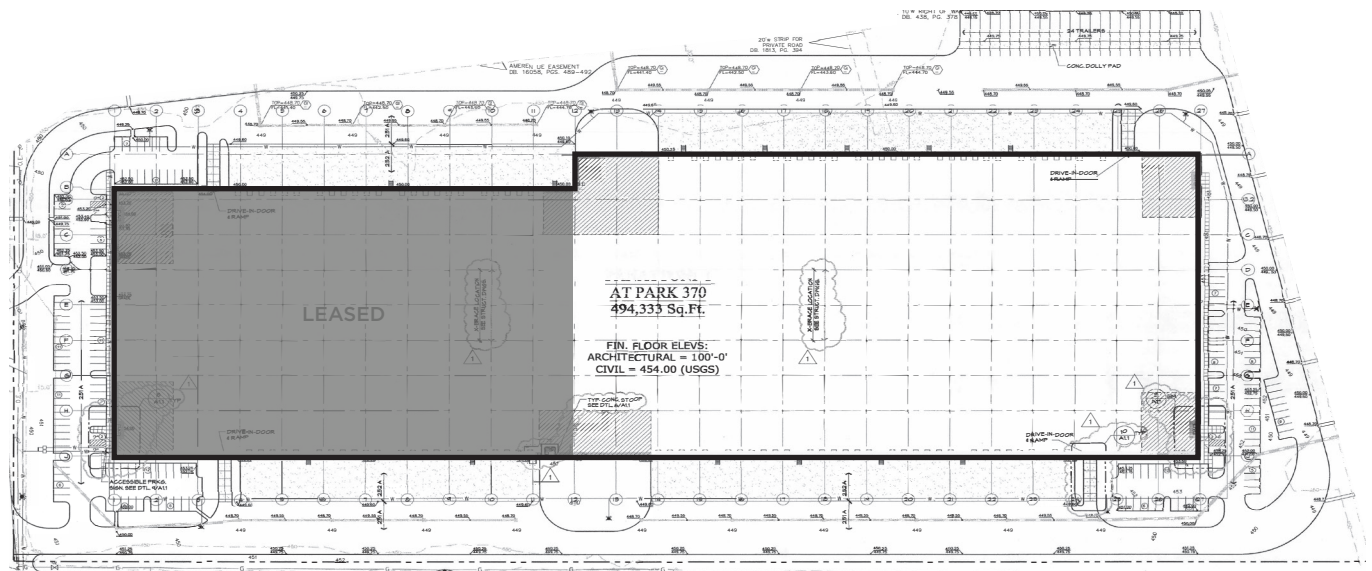
2 OVERALL BUILDING PLAN - PROPOSED
SD2 1" = 50'-0"

KEY:

- Air Conditioned Warehouse (Existing)

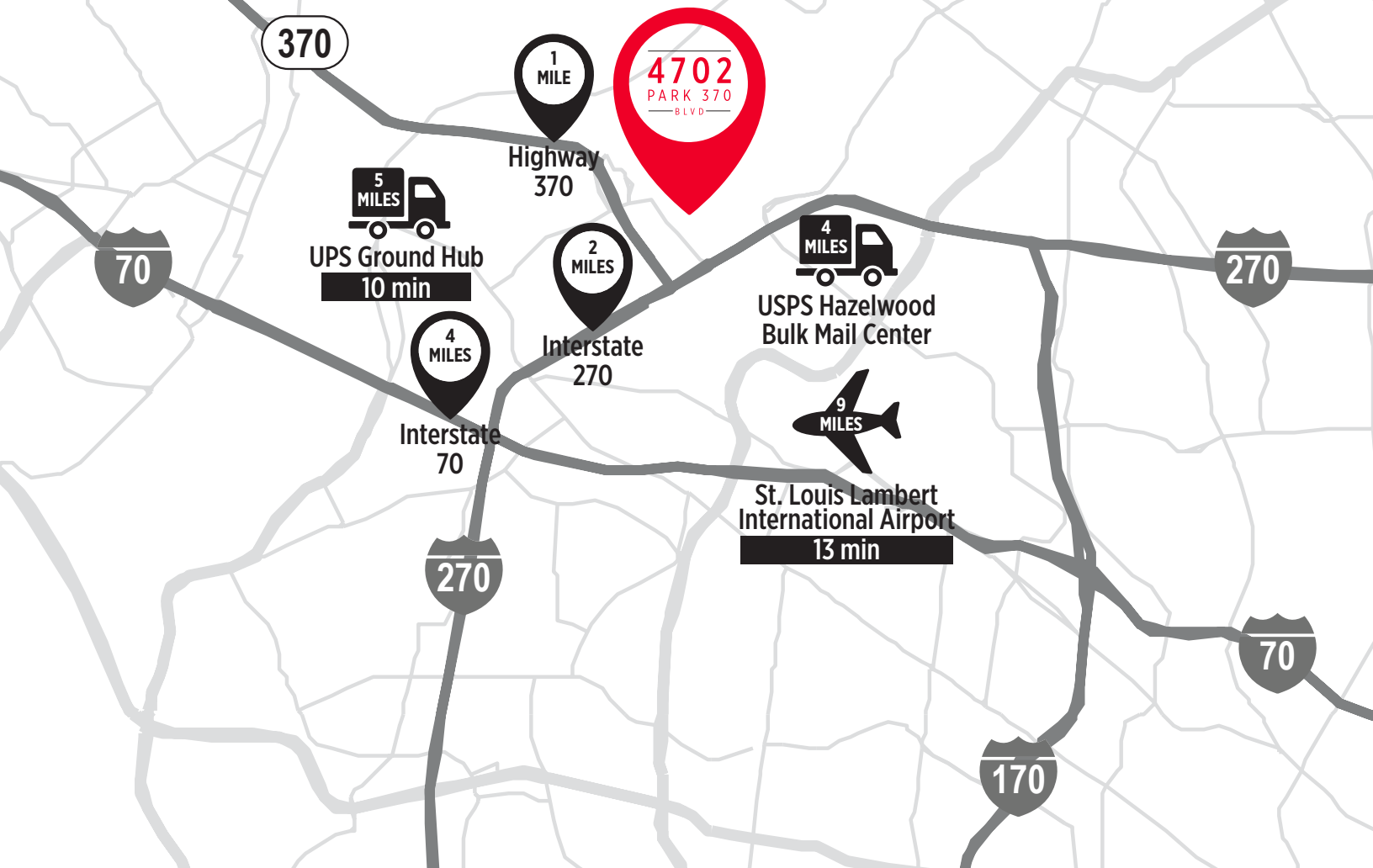
- Existing Aerosol Room
±10,514 Sq. Ft.
- Drop Ceiling
- Sprinklered
- Air Conditioned
- 25' Clear Height
- Existing Battery Charging Area
- 32 Stations
- 480V 3 Phase
- Eyewash Station
- Proposed Demising Wall

SITE PLAN



LOCAL ACCESS

The nearly 500,000 square foot modern industrial building at 4702 Park 370 Boulevard is located in Hazelwood, one of the most pro-business municipalities in the St. Louis Metropolitan Area. It's unmatched location allows immediate access to I-70 and I-270 and close proximity to both the UPS Ground Hub and St. Louis Lambert International Airport.



FOR MORE INFORMATION PLEASE CONTACT:

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