

±214,500 SF Distribution Building

Equity Position Available

4875 Park 370 Blvd.
Hazelwood, MO 63042
www.cbre.com/stlouis

±49,000-137,500 SF Available
Under Construction | Q1 2023 Delivery



Spec Warehouse

4875 Park 370 Blvd. | Hazelwood, MO 63042





For Lease

Reputable Nearby Tenants

- Ryder
- wayfair
- United States Postal Service
- LOWE'S
- AMERICAN METAL SUPPLY CO.
- DHL

Drive Times:	I-270	I-70	FedEx	ups	Lambert Airport
	03 min.	06 min.	08 min.	09 min.	10 min.

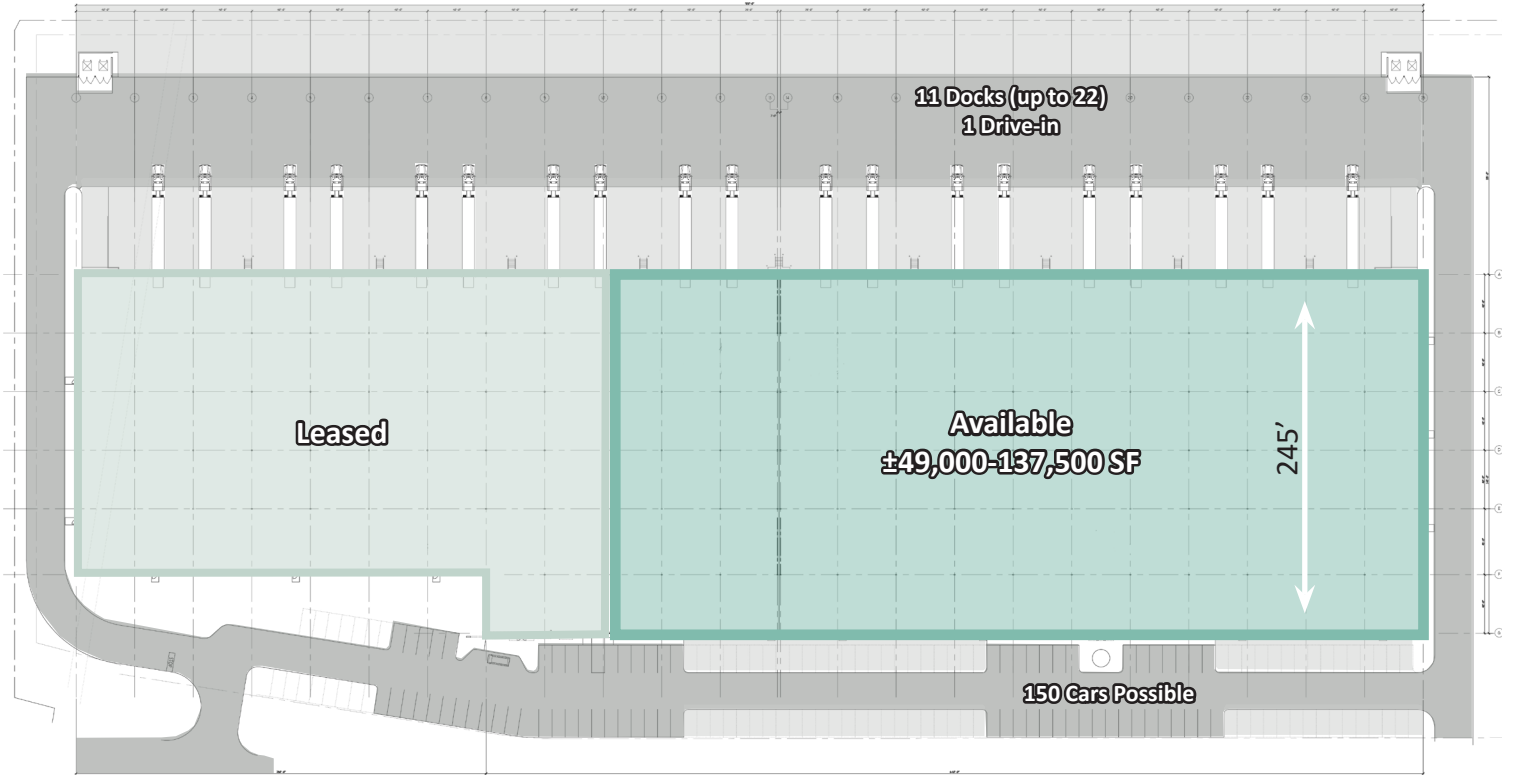
Property Highlights

-  + Real estate ownership available with equity investment.
-  + Located at the entrance to Park 370 with uncongested access to Hwy 370, and less than 3 miles from I-270 & I-70.
-  + Flexible multi-tenant design will accommodate a range of potential uses, including logistics and e-commerce operators.
-  + 10 year real estate tax abatement with estimated Year 1 taxes of \$0.01 PSF versus ±\$1.75 PSF for comparable non-abated properties.

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Building Specs

- + Total Building: ±214,493 SF
- + Available SF: 49,000 - 137,500 SF
- + Clear Height: 32'
- + Column Spacing: 40' x 40'
- + Dock Doors: 11 (up to 22)
- + Drive-in Doors: 1 (12'x14')
- + Configuration: Rear Loaded
- + Building Dimensions: 245' x 920'
- + Truck Court: 45' x 135'
- + Car Parking: 45 (expandable to 135)
- + Sprinkler: ESFR
- + Lighting: LED
- + Electrical Service: 800 amp, 480V 3-phase (upgradeable)
- + Flooring: 7" non-reinforced
- + Roof: White TPO with 20 year warranty
- + RE Taxes Abated for 10 years
- + Lease Rate: \$6.50 PSF, NNN



Equity Position Available



Contact Info

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