

**7101 HAZELWOOD AVE**  
**ST. LOUIS, MO**

- ↗ 232,556 SF Building for Lease
- ↗ Cooler/Freezer Distribution Building



↗ **ROBUST** central ammonia refrigeration system with penthouses and roof mounted refrigerant lines

↗ **CLEAR HEIGHT** 35'

↗ **AMPLE LOADING** with 69 dock doors equipped with levelers, restraints and lights

↗ **EFFICIENT** LED warehouse and parking lot lighting

↗ **TRUCK COURT** 145' depth

↗ **EXPANSIVE SITE** offering 125 trailer parking stalls and 196 auto parking spaces (both expandable)

↗ **EXCESS LAND** for building expansion or parking

↗ **FULLY RACKED** and sprinklered

↗ **NEW OWNERSHIP** currently performing renovations

**SITE PLAN**



**CONSTRUCTION**

Structural steel framing with insulated metal panels, supporting steel roof joists & a metal deck



**MODERN BUILDING FUNCTIONALITY**

Built in 1983 with expansion in 1998, with 35' clear ceilings and cross dock loading.



**SECURITY**

Fully fenced and secure site with remote gate access



**NEW ROOF**

Installed 2010-2016. 20 year warranty



**SITE SIZE**

27.55 Acres



**ZONING**

M-1, Industrial

**AVAILABLE SF:**

232,556 SF

Divisible: for multi tenants

**FREEZER SF:**

69,667 with temps from -20° to 10°

**COOLER SF:**

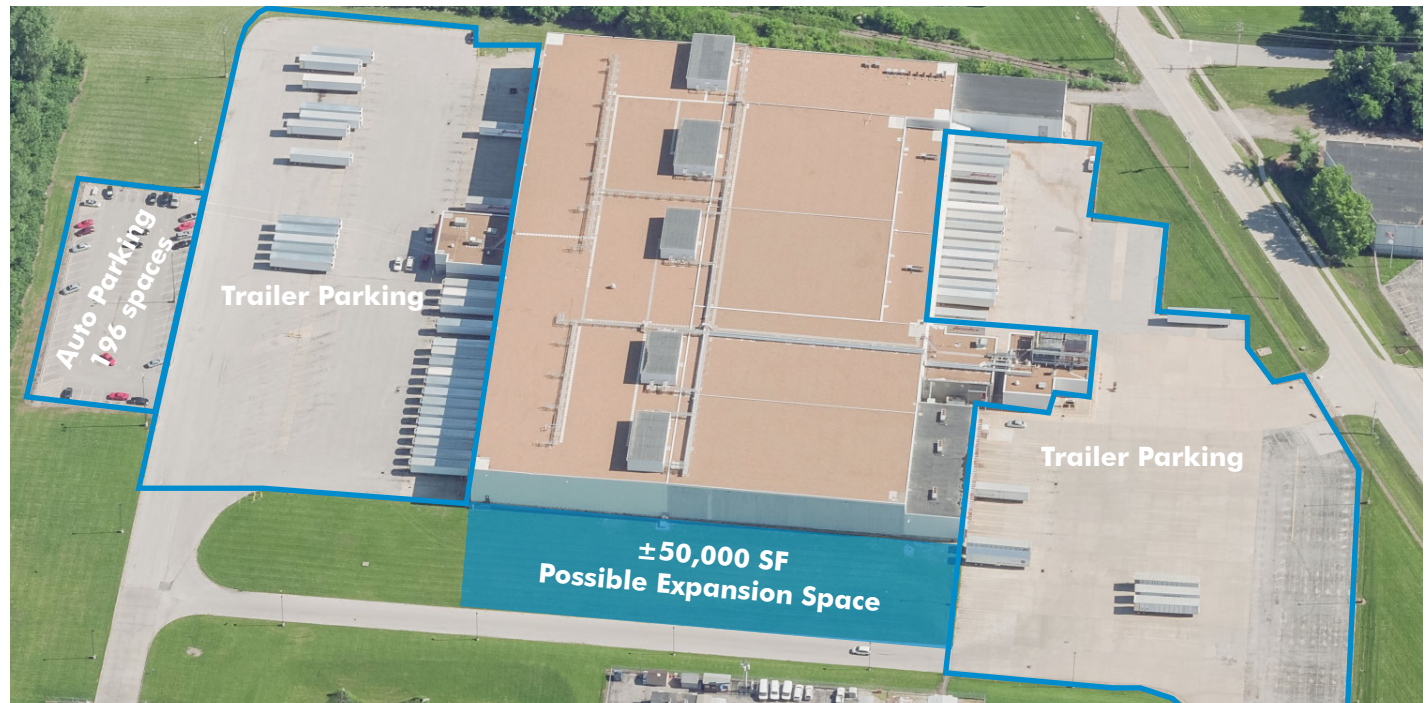
126,665 with temps from 28° to 40°

**OFFICE SF:**

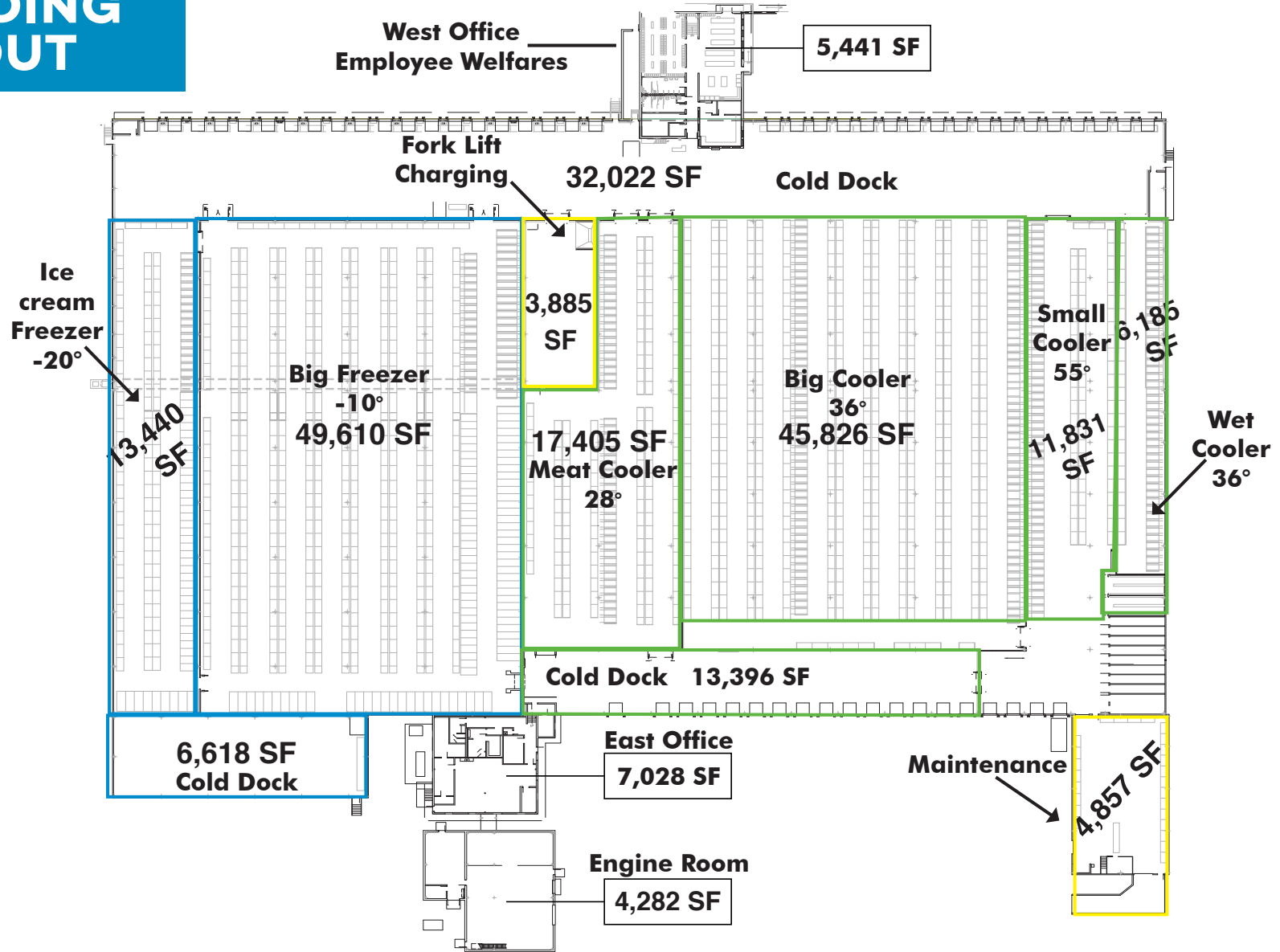
11,686

**SERVICE/MAINTENANCE SF:**

24,538

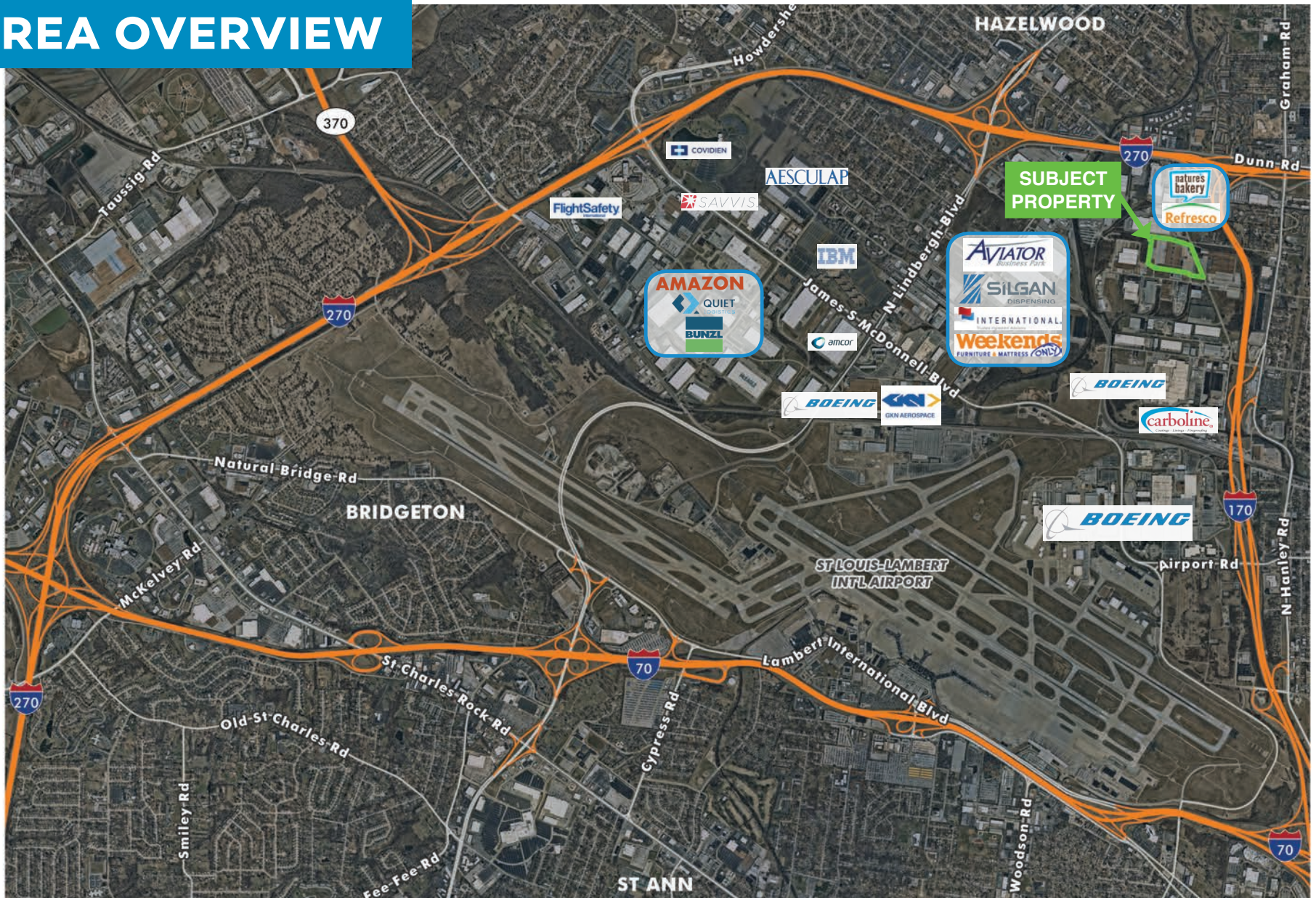


# BUILDING LAYOUT





# AREA OVERVIEW









## CONTACT INFORMATION:

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