

FOR LEASE

Hazelwood Industrial and Office Space

59,145 Square Feet

\$6.00 P.S.F. N.N.N. Lease Type

183-195 James S. McDonnell Blvd. Hazelwood, MO 63042



Mark Clarkson

Phone: 314.647.6611 (ext. 127)

Mclarkson@ManorRealEstate.com



Caleb Antonis

Phone: 314.647.6611 (ext. 126)

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This 59,145 Square Foot Industrial/Office Center is in Hazelwood just minutes from the airport and 1 mile south of Highway 270 and Lindbergh Boulevard. This building was built in 1964 and is also attached to the Lindbergh Center Retail Strip. There are 2 vacant warehouse spaces that have approximately 15% office space. Drive-in and dock doors are available on both spaces, along with temperature, humidity control, and sprinklers for the warehouse.

1. Unit 189: 9,000 S.F. | \$6.00/S.F. NNN

1. 800 S.F. of Office Space and 8,200 S.F. of Warehouse Space

2. Unit 187: 21,368 S.F. | \$6.00/S.F. NNN

1. 1,938 S.F. of Office Space and 19,430 S.F. of Warehouse Space

Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of property. We recommend Lessee investigate fully.



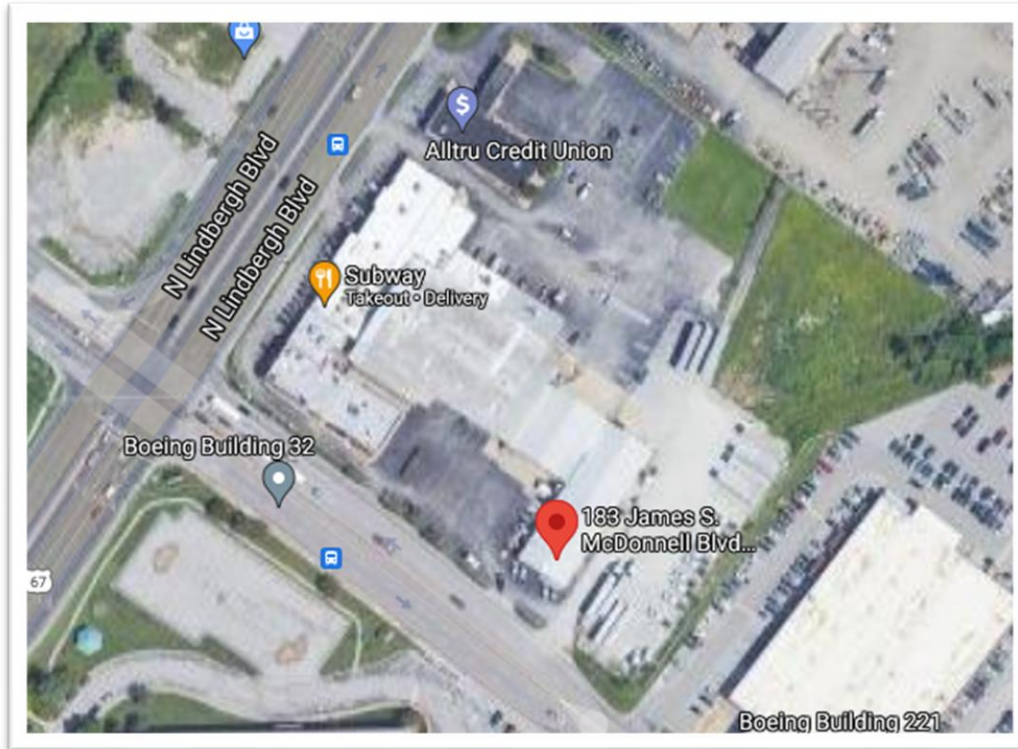
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