

**FOR LEASE**

11709 Missouri Bottom Road  
Hazelwood, MO 63042

**Lease Rate:**

**\$5.95** PSF, NNN

**CONTACT US**

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**Industrial Space for Lease in  
Lambert Corporate Center I**

**Highlights**

- 24,820 SF for lease
- 1,000 SF of finished space including restrooms and breakrooms
- 28' clear height
- ESFR sprinkler system
- LED warehouse lighting
- Four (4) truck-high docks with levelers, dock locks, screens, and lights
- 40' x 40' column spacing
- In close proximity to St. Louis Lambert International Airport
- Easy access to I-27, Hwy 67, Hwy 370, and I-70

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WELL-CONNECTED LOCATION



# AREA MAP



Demographics	1 Mile	3 Miles	5 Miles
Population	444	50,372	166,647
Households	221	21,834	69,545
Avg HH Income	\$34,134	\$76,829	\$78,142
Businesses	167	2,527	7,146
Employees	4,396	46,021	127,570

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