



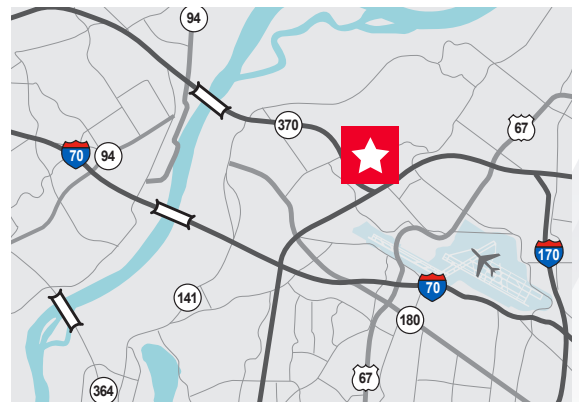
**FOR  
LEASE**

**PARK 370 CENTER 1**  
1601 PARK 370 PLACE  
HAZELWOOD, MO 63042

## 110,075 SF CLASS-A INDUSTRIAL WITH TRAILER PARKING

### Property Highlights

Total Building Area:	344,765 SF
Total Available Area:	110,075 SF
Office Area:	1,800 SF
Clear Height:	30'
Loading:	16 (9'x10') Docks (9 Future) 1 (12'x14') Drive-In
Car Parking:	38 Spaces
Trailer Parking:	15 Stalls
Column Spacing:	50' x 40'
Speed Bays:	50' x 50'
Building Depth:	210'
Building Type:	Concrete Tilt Up
Power:	400 Amps, 480/277 Volt, 3 Phase 4 Wire
Fire Suppression:	ESFR
Lighting:	LED (Motion Sensors)
Lease Rate:	<b>\$4.50/SF NNN</b>



### Contact

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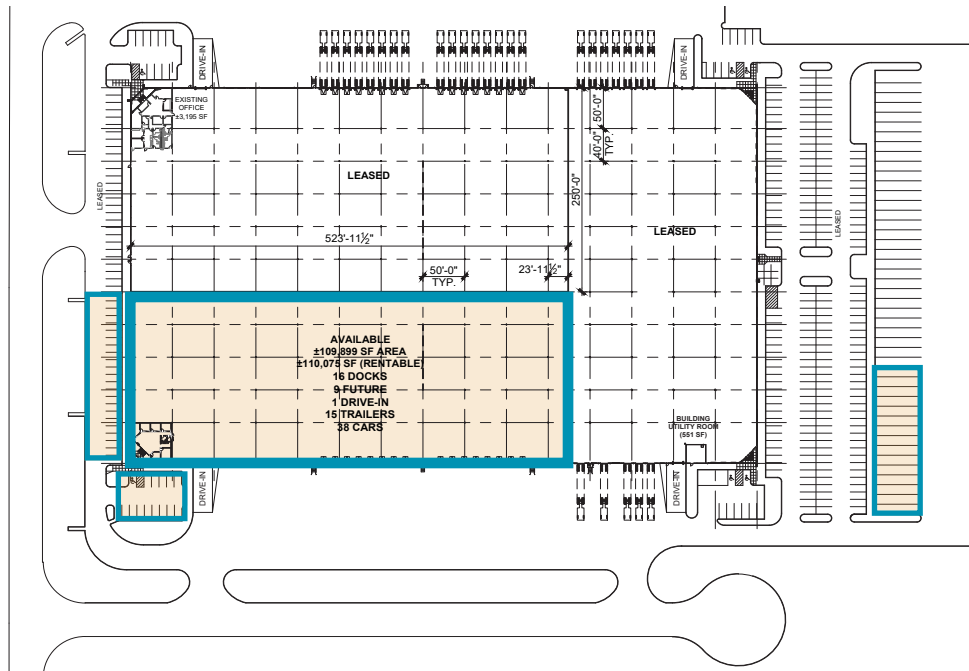
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**1601 Park 370 Place**  
Hazelwood, MO 63042



**AERIAL**



**FLOOR PLAN**



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