



**+/- 120,832 SF  
Available  
For Lease**



**6.77  
AC Lot**



**20 Dock Doors,  
1 Drive-In**



**5,066 SF  
Office**



**Rail Service  
Available**



**Wet  
Sprinklers**

**FOR LEASE | OFFICE/WAREHOUSE**

**131 BYASSEE DRIVE**

HAZELWOOD, MO 63042

**Jake Corrigan, SIOR**  
jcorrigan@sansonegroup.com

**Vince Bajardi, CCIM, SIOR**  
vbajardi@sansonegroup.com





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## BUILDING FEATURES

BUILDING SF:	120,832 SF
AVAILABLE SF:	120,832 SF
RATE:	\$4.65/SF NNN
OPEX:	\$1.48/SF
FACILITY:	Rail Serve Available
ACRES:	6.77 AC Lot
DIVISIBILITY:	Divisible to 59,262 SF
OFFICE SF	5,066 SF Office
CLEAR HEIGHT:	14-24 ft. Ceiling Clearance
DOCK LOADING:	20 Dock Doors
GRADE LEVEL LOADING:	1 Drive-In 10' x 14'
COLUMN SPACING:	Approx. 22' x 60'
ELECTRIC SERVICE:	3-Phase, 4-Wire Heavy Power
LIGHTING:	T12, T5 & LED Throughout
FIRE SUPPRESSION:	Wet Sprinkler System
BUILDING DEPTH:	180' Depth
BUILDING TYPE:	Office Warehouse
TRAILER PARKING SPOTS:	Approx. 50+
CAR PARKING RATIO:	2.50/1,000 SF



314.727.6664

**SANSONEGROUP.COM**

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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# 131 BYASSEE DRIVE

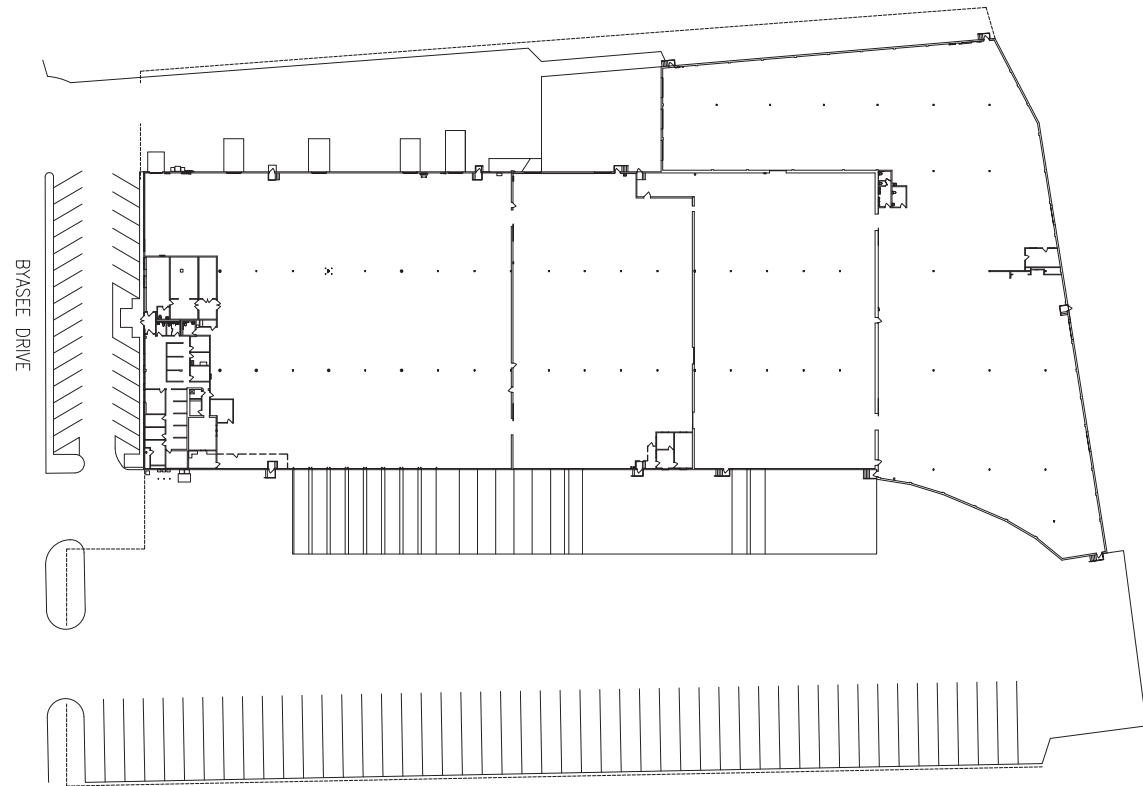
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## SITE AND FLOOR PLAN



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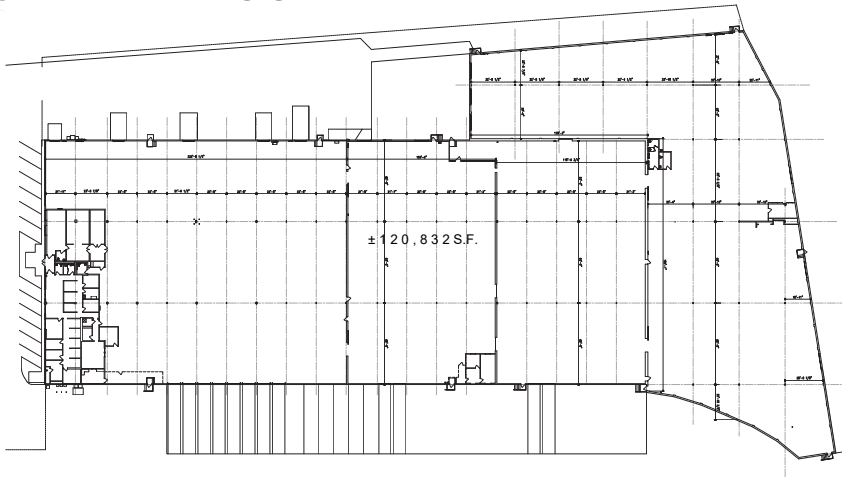
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## SITE AND FLOOR PLAN



## Truck Court



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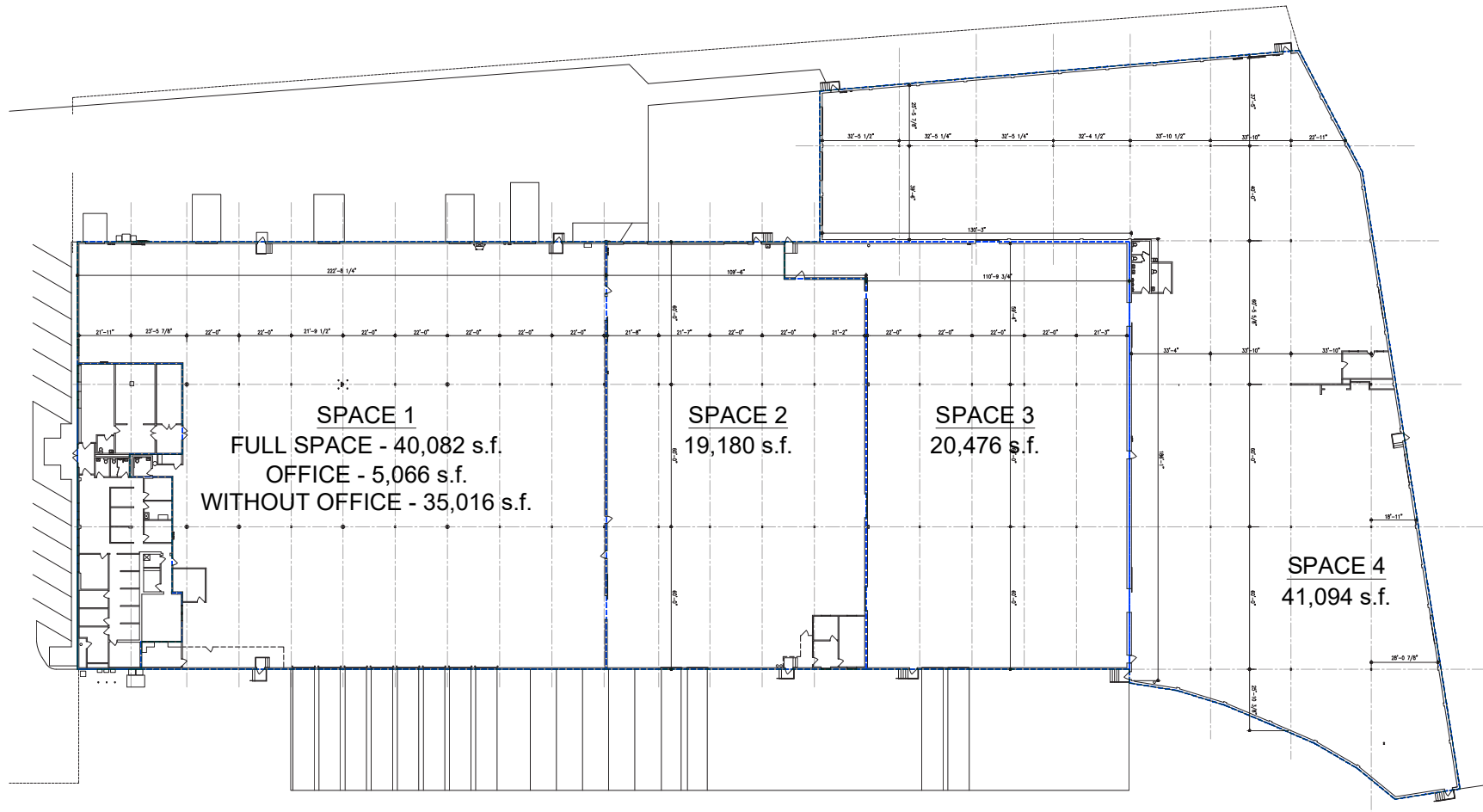
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## 1 MILE

Businesses	168
Employees	3,807
Population	1,615
Employees/ Population Ratio	235.7

## 3 MILE

Businesses	2,401
Employees	39,096
Population	67,414
Employees/ Population Ratio	58.0

## 5 MILE

Businesses	6,133
Employees	98,697
Population	199,870
Employees/ Population Ratio	49.4

\*Data cited from ESRI Demographics,  
including U.S. Census Bureau



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