

+/- 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

**SANSONE**  
group

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## BUILDING FEATURES

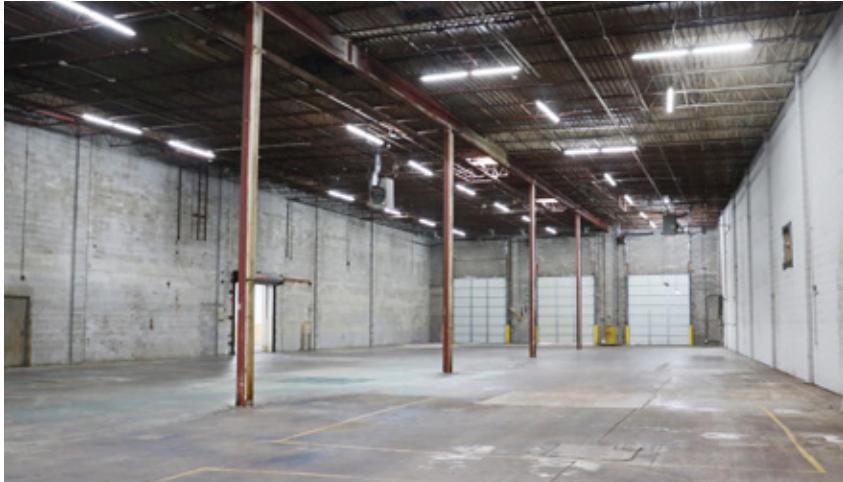
BUILDING SF:	120,832 SF
AVAILABLE SF:	120,832 SF
RATE:	\$4.65/SF NNN
OPEX:	\$1.48/SF
FACILITY:	Rail Serve Available
ACRES:	6.77 AC Lot
DIVISIBILITY:	Divisible to 59,262 SF
OFFICE SF	5,066 SF Office
CLEAR HEIGHT:	14-24 ft. Ceiling Clearance
DOCK LOADING:	20 Dock Doors
GRADE LEVEL LOADING:	1 Drive-In 10' 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



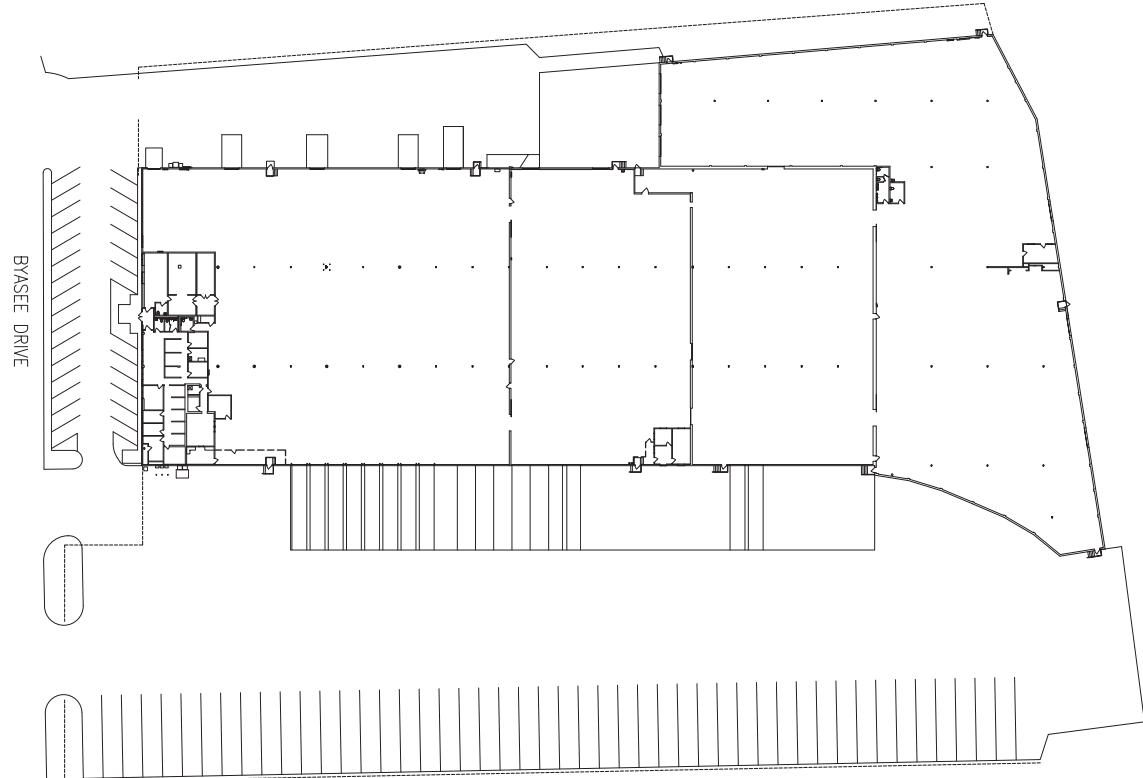
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## SITE AND FLOOR PLAN

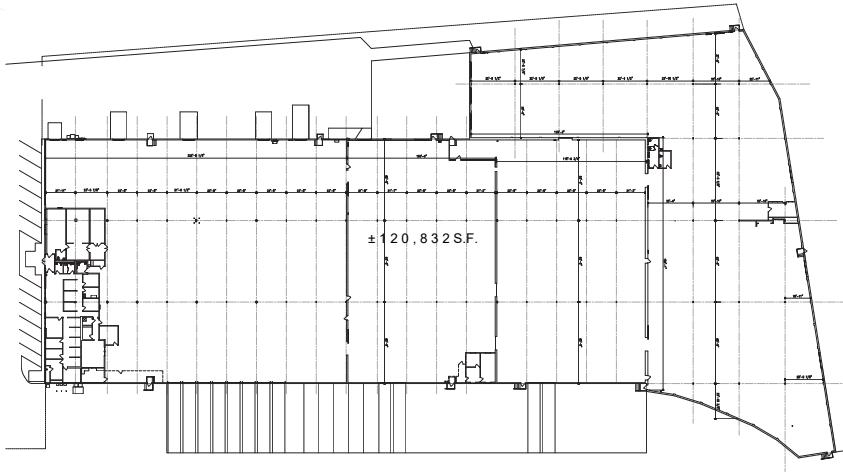


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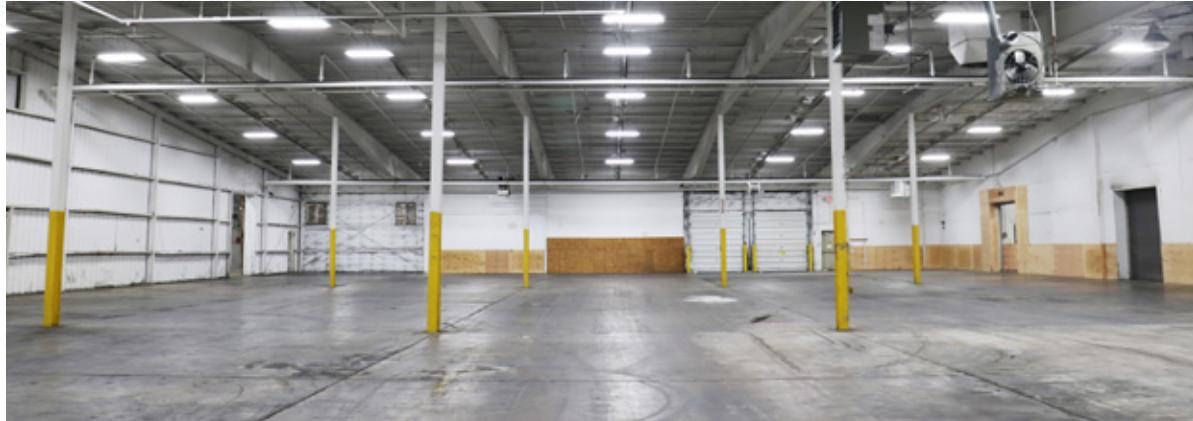
*Truck Court*



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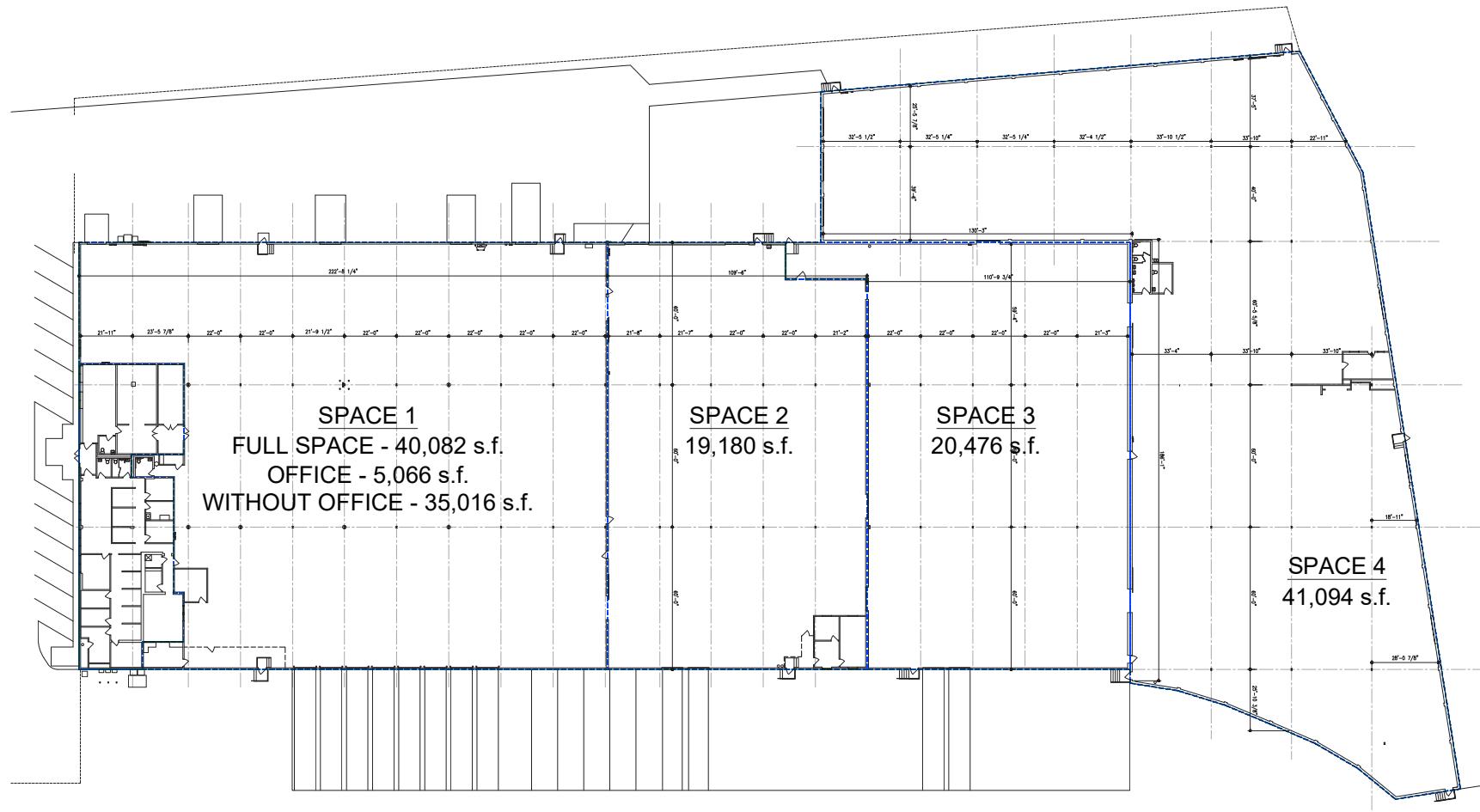
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