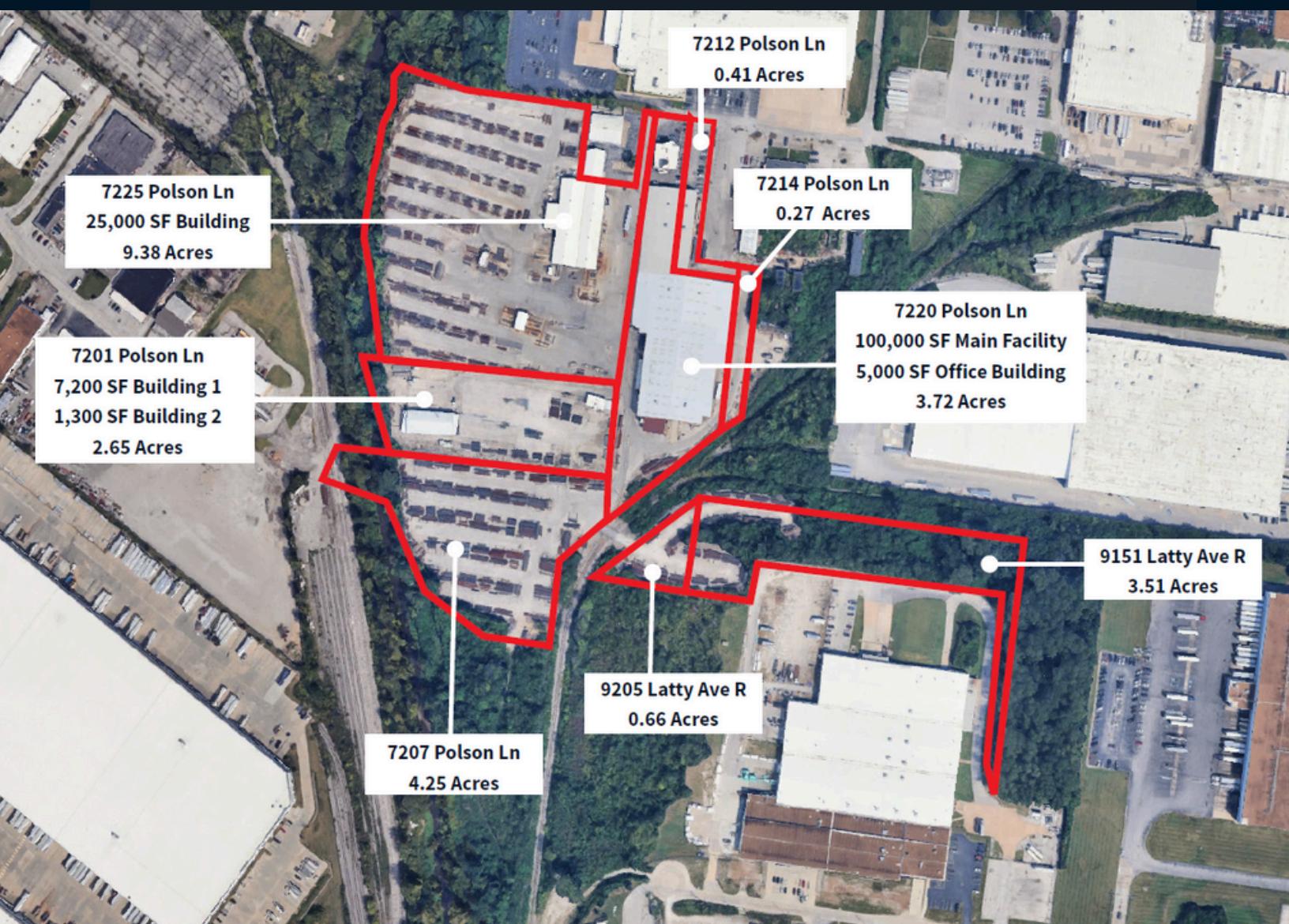


For sale

Eight Parcels Totaling 24.85 Acres
Five Buildings Totaling 138,500 SF
Located in Hazelwood, MO



JLL

Christopher Taff

Senior Vice President

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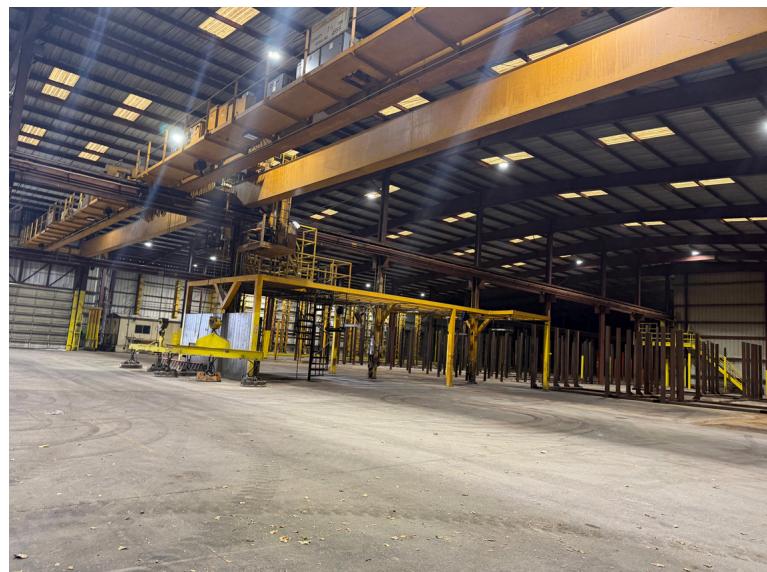
+1 (314) 338 2086

Property Overview

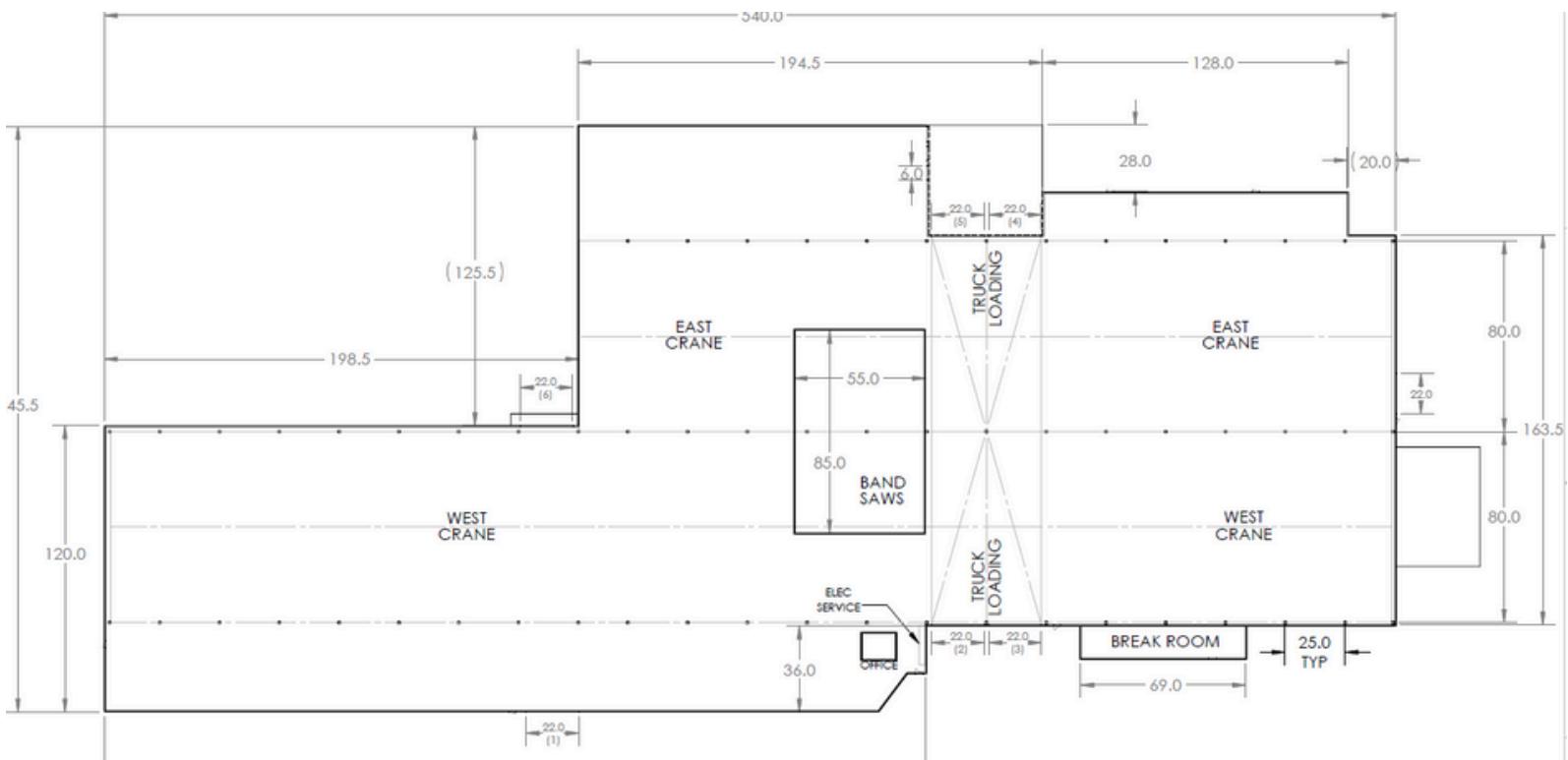
7220 Polson Ln - Main Facility

Building Size	100,000 SF
Land Size	3.72 Acres
Clear Height	Eaves: 28' Peak: 38'
Electric	480 Three Phase
Drive-in Doors	Six (6) 14'h x 22w'
Loading Doors	Three (3) ground level product loading doors 16'h x 6'w
Rail	Rail Served

- 3 Bridge Cranes (Clear Height Under Bridge 20')
 - East Crane –
 - Lifting Capacity – 7.5 tons
 - Age – 30+ yrs
 - Single Hoist
 - Spreader bar with Magnets
 - West Crane –
 - Lifting Capacity – 7.5 Tons
 - Age – 30+ yrs
 - Single Hoist
 - Spreader bar with Magnets
 - West Crane –
 - Lifting Capacity – 7.5 tons
 - Age – 2 yrs
 - Dual Hoist
 - Spreader bar with Magnets



Floorplan



Property Overview

7220 Polson Ln - Office Facility (Same Parcel as Main Facility)

- 5,000 SF Two (2) Story Office Building
- Private Offices
- Locker Rooms
- Breakroom
- Conference Room



Property Overview

7225 Polson Ln - Fabrication Building

Building Size	25,000 SF
Land Size	9.38 Acres
Clear Height	Eaves: 16' Peak: 22'
Electric	480 Three Phase
Drive-in Doors	Two (2) Drive-in Doors 14'h x 22'w Two (2) Drive-in Doors 12'h x 10'w



Property Overview

7212 Polson Ln 0.41 Acres

7214 Polson Ln 0.27 Acres

7207 Polson Ln 4.25 Acres

7201 Polson Ln 2.65 Acres
7,200 SF Vehicle Repair Shop
1,300 SF Office

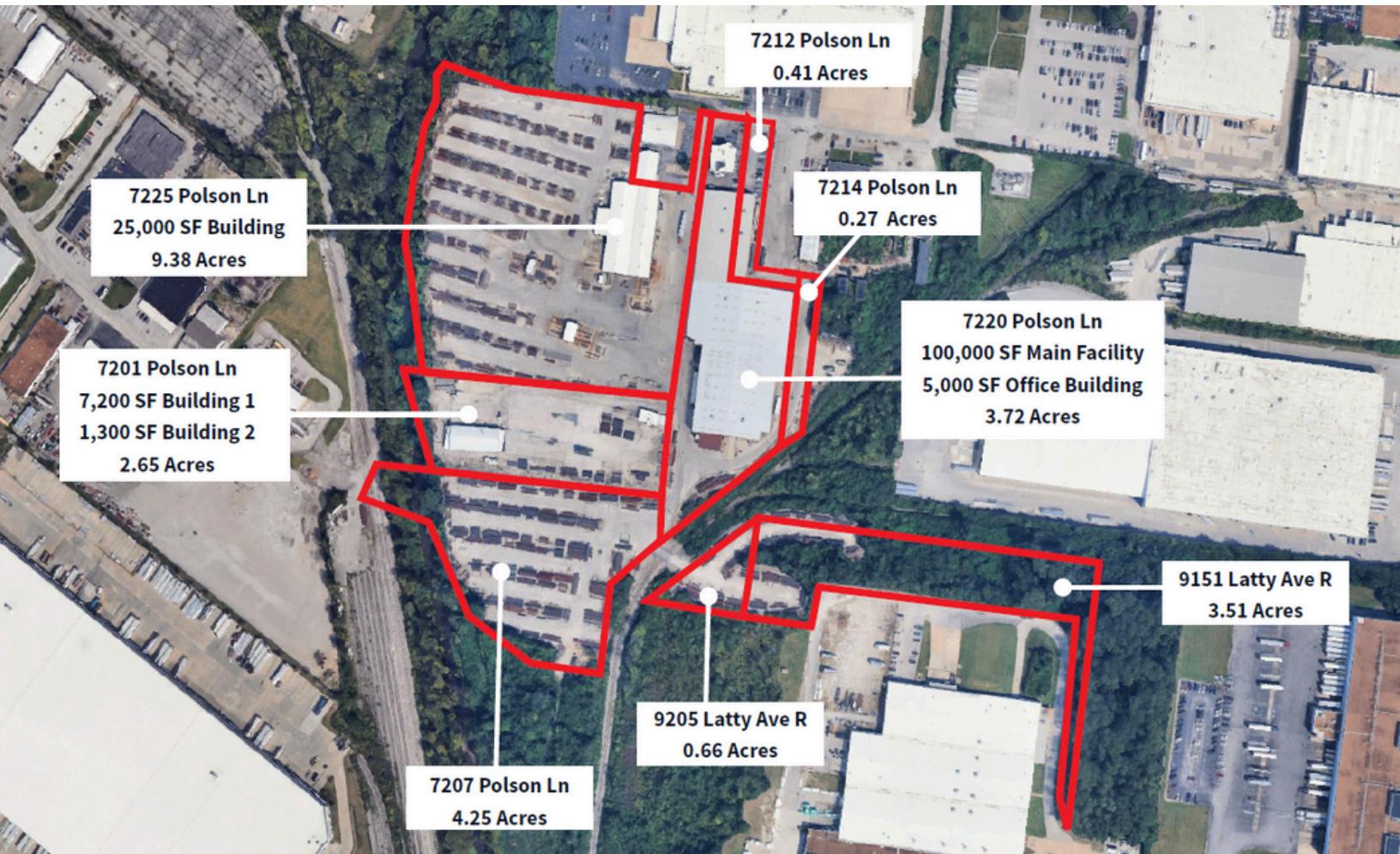
9205 Latty Ave R 3.51 Acres

9151 Latty Ave R 0.66 Acres

Total Combined Building SF: 138,500

Total Acreage: 24.85 Acres

Sale Price: \$4,800,000





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