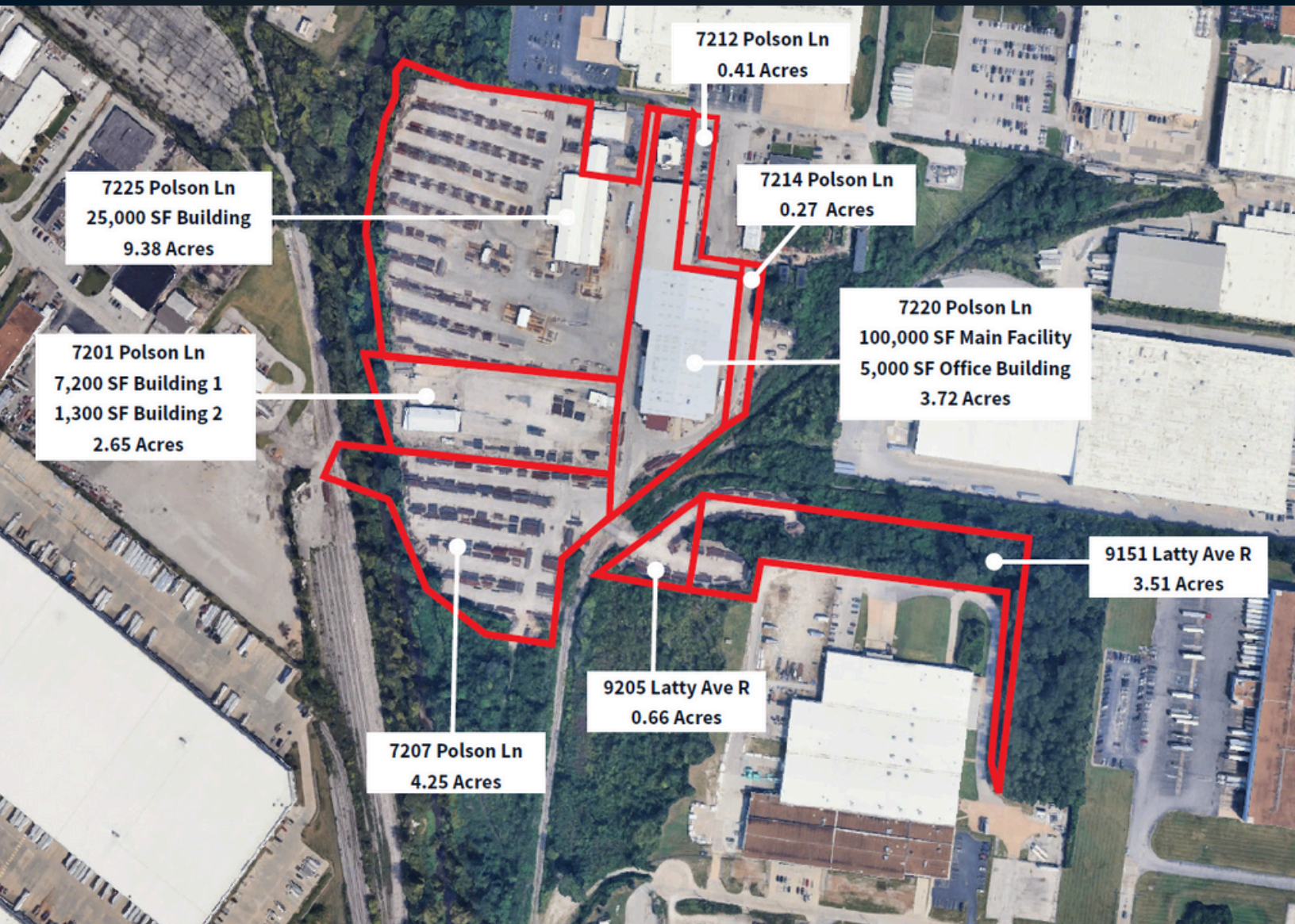


# For sale

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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# Property Overview

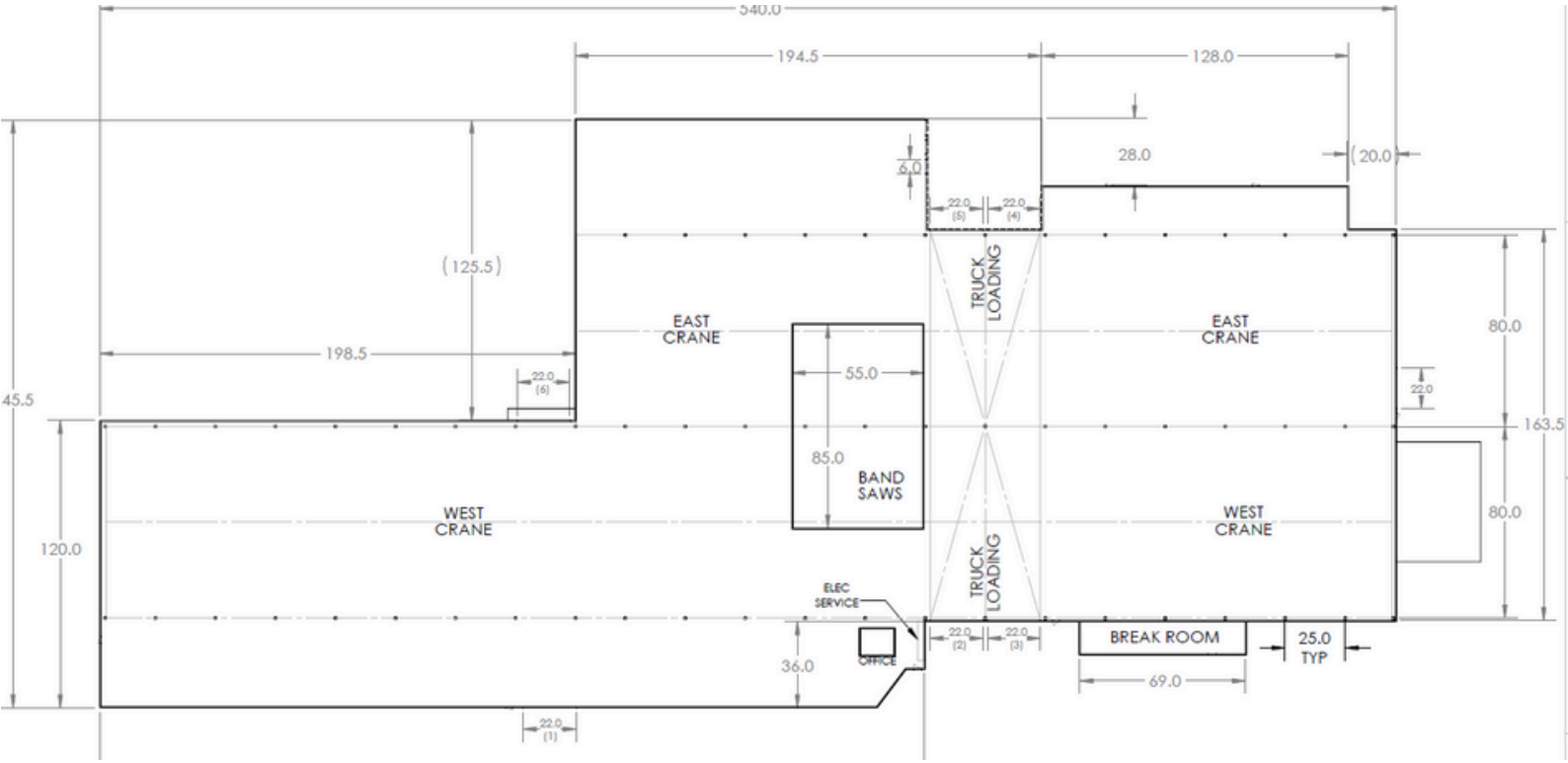
## 7220 Polson Ln - Main Facility

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

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





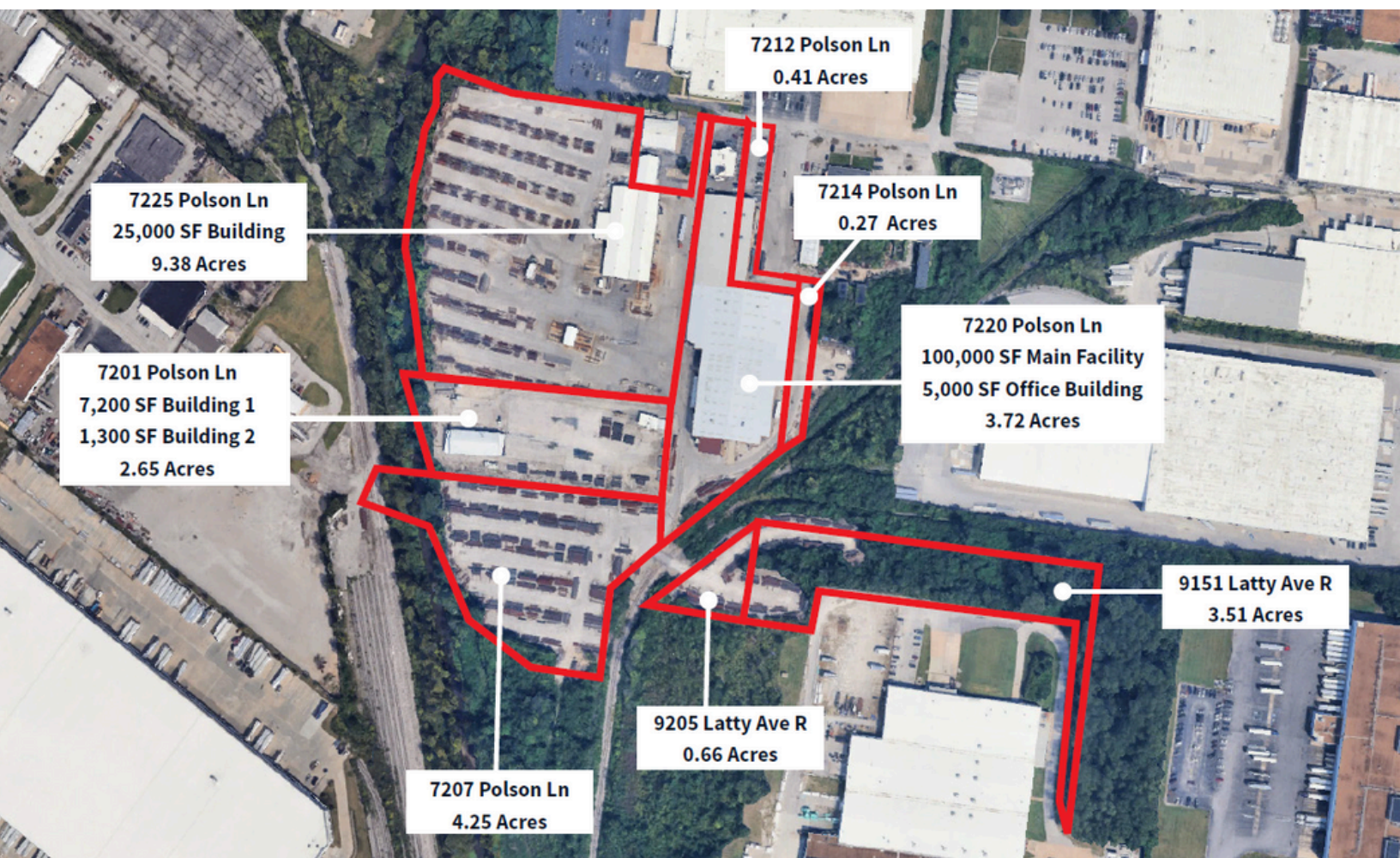
## Property Overview

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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