

FOR SALE/LEASE

11990 MISSOURI BOTTOM ROAD
HAZELWOOD, MO 63042

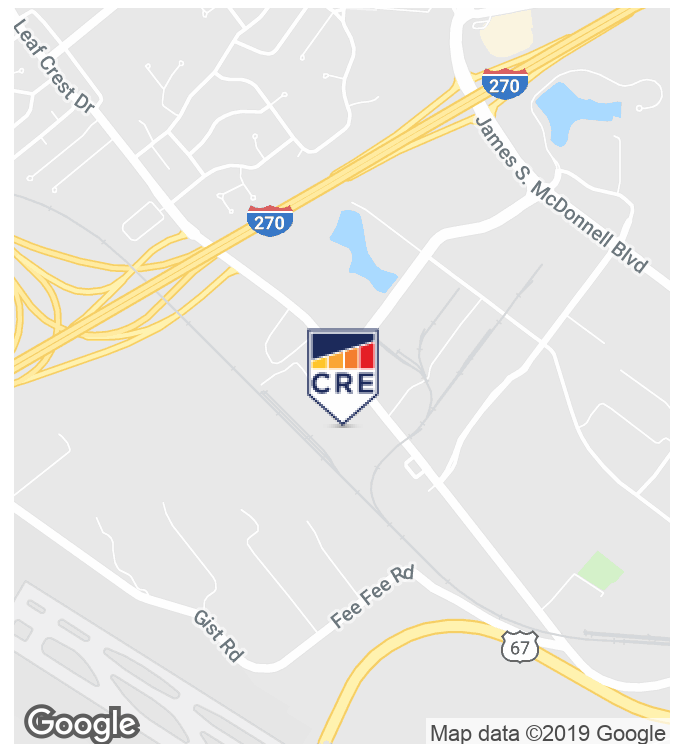
INTELICA CRE
COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

- REDUCED PRICE
- 107,000 SF Building with 8,000 SF Class A office and 99,000 SF high efficiency warehouse
- Alarmed warehouse with over 4 million cubic feet of storage space
- Truck maintenance facility
- Fueling Station
- Super flat floors
- ESFR Fire Sprinkler System
- Hazelwood Incentives: 353 tax abatement, forgivable loan program and located in opportunity zone
- 14 Docks / 2 Drive-ins
- 26'-38' foot ceiling heights with 50' x 50' column spacing
- High Bay - 30ft/candle lighting T5

FOR SALE: \$6,500,000.00 (reduced from \$7,050,000.00)
FOR LEASE: \$3.95 PSF (NNN)



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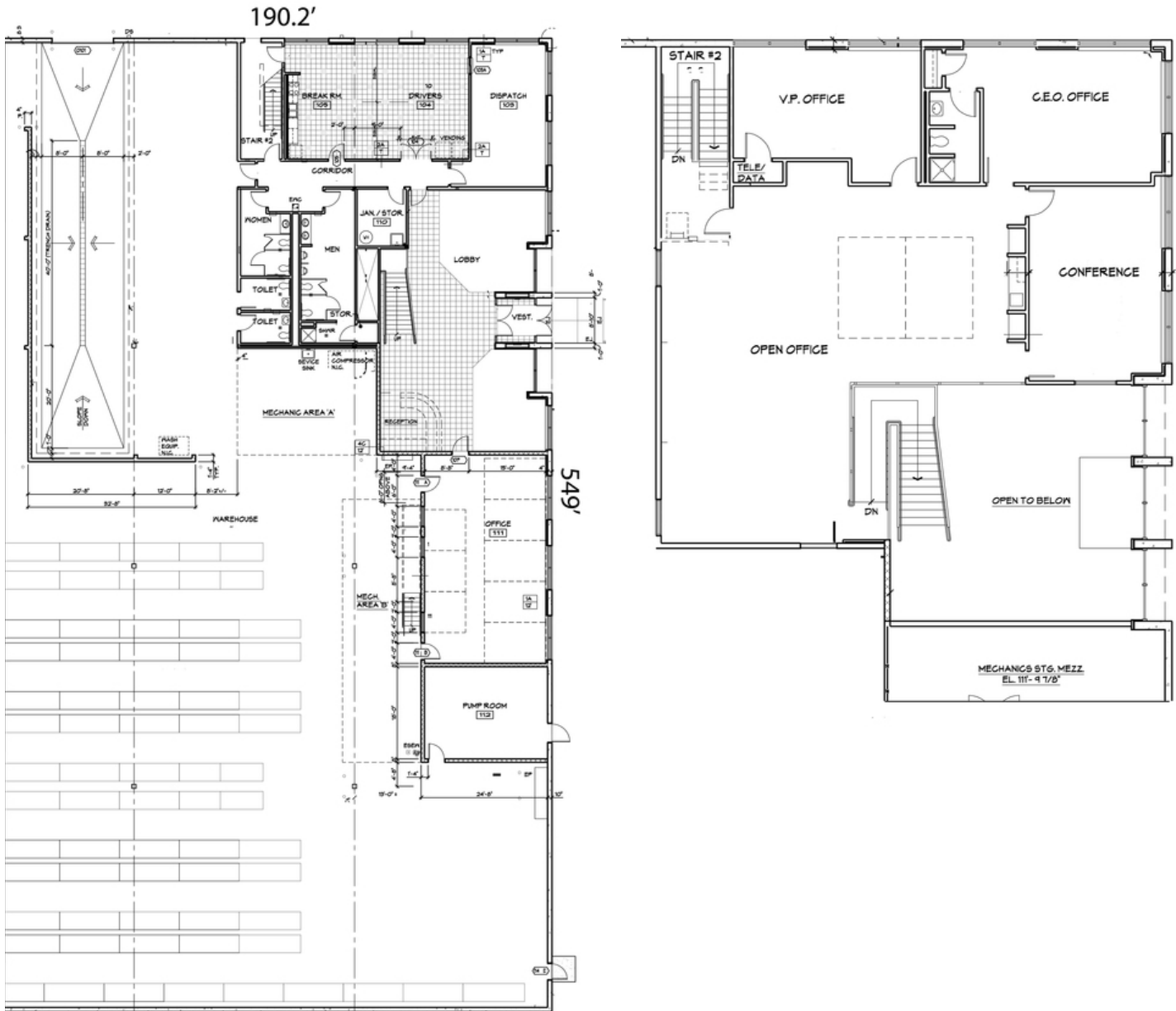
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Floor Plan - First Floor

Floor Plan - Second Floor

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