

HANLEY RD

PERSHALL RD



 **JLL** SEE A BRIGHTER WAY

For lease

8780 Pershall Road
Hazelwood, MO 63042



Excellent highway visibility and accessibility

0.5 MI
I-270

0.1 MI
I-170

Property details:

- $\pm 102,110$ SF building
- ± 7.89 acre paved site
- 20' clear height
- 28'x33' column spacing
- 4 docks (expandable)
- 2 drive-ins (expandable)
- Office BTS
- Zoned industrial w/ potential for outside storage

- Suites:
 - $\pm 34,000$ SF
 - $\pm 25,000$ SF
 - $\pm 10,000$ SF
 - $\pm 25,000$ SF
- Suites can be combined to full building availability
- Economic Incentives possible through City of Hazelwood
- Lease rate: Contact broker

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