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FOR SALE

64,480 SF Industrial Building

6891 Hazelwood Avenue
Berkeley, MO 63134

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Property Overview



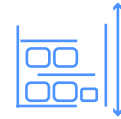
±64,480
Total SF



±6,000 SF
Office



±58,480 SF
Warehouse



18' - 22'
Clear Height



Four (4) Docks;
Three (3) with Levelers
One (1) Truck Well



Two (2)
Drive-ins



Rail Spur
Access



Three-phase,
3,000 AMP Power

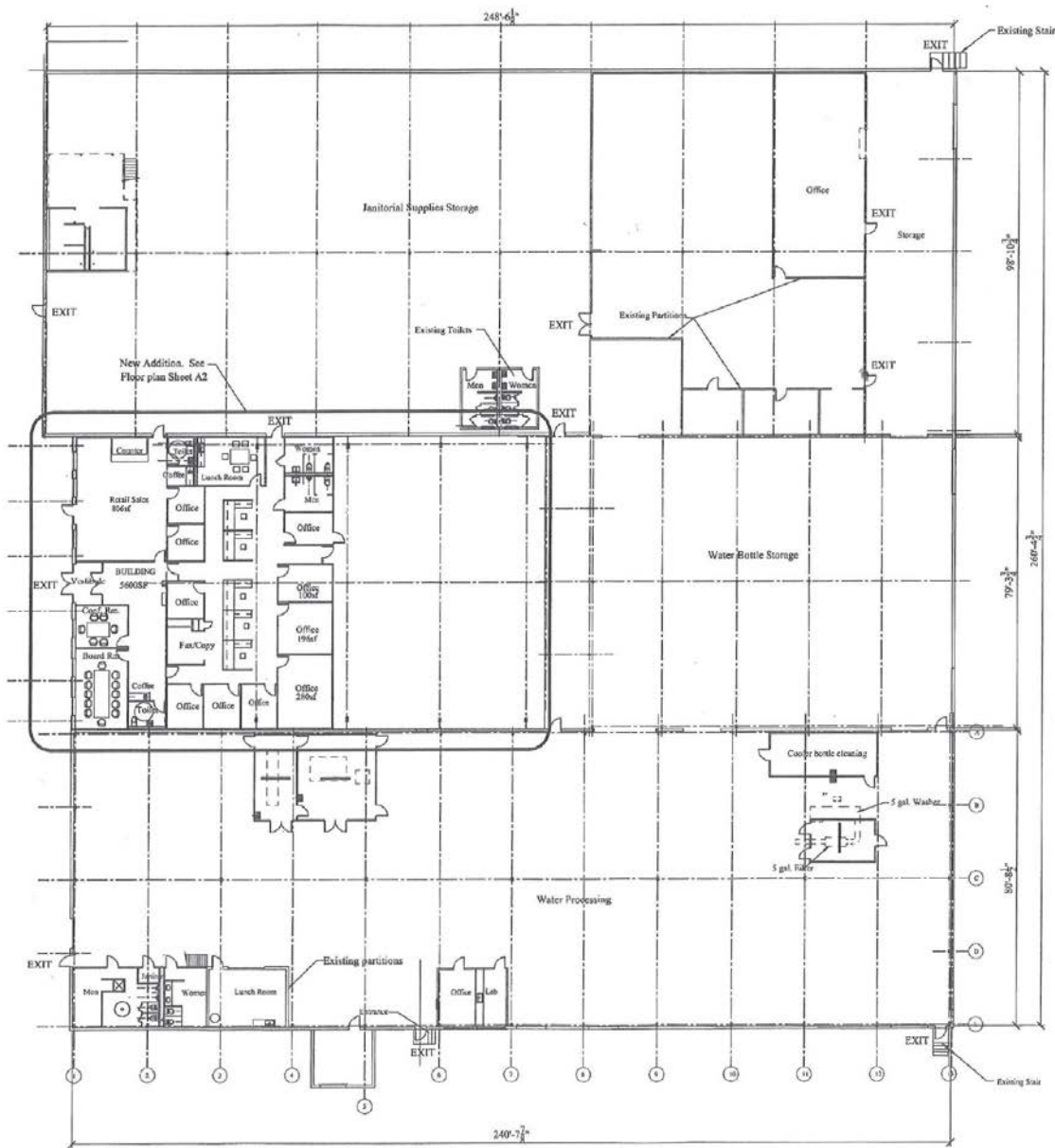


FDA-Certified
Food Grade Facility

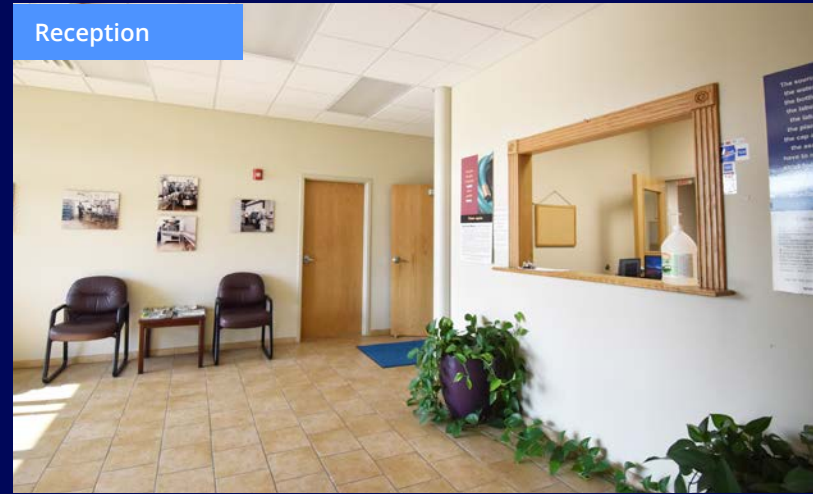


Asking Price:
\$3,500,000 (\$54.28/SF)

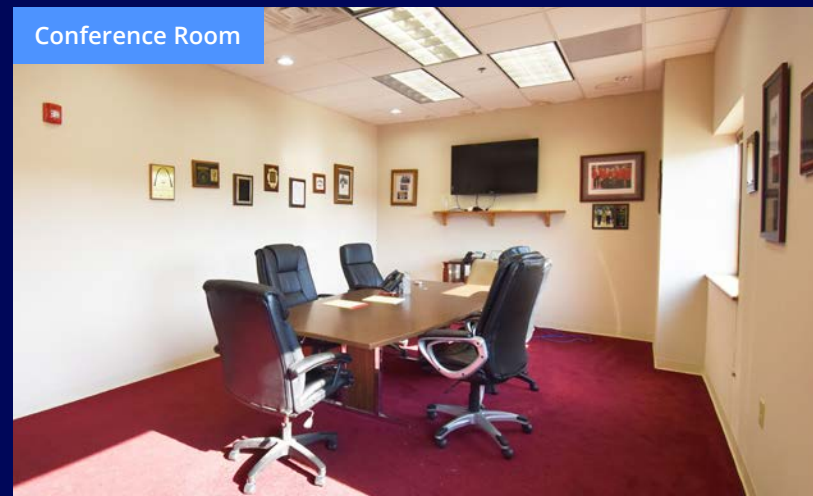
Floor Plan



Reception



Conference Room



Kitchen



Property Photos

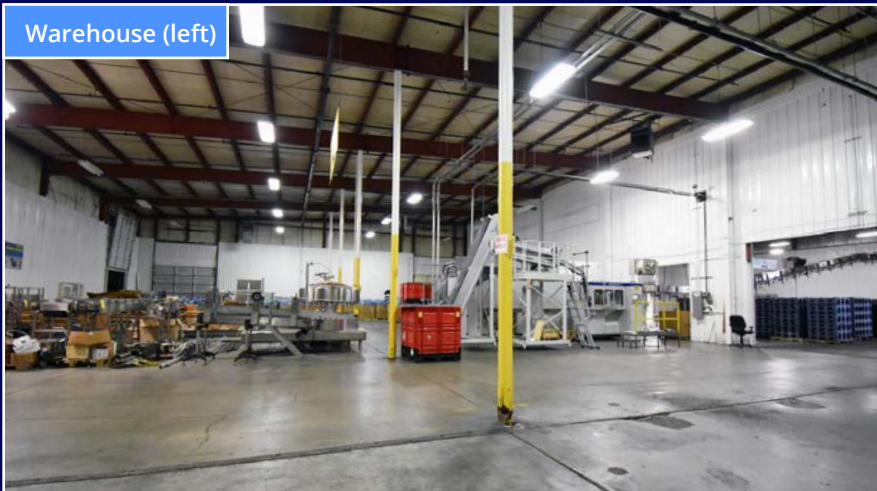
Office Area



Side Loading



Warehouse (left)



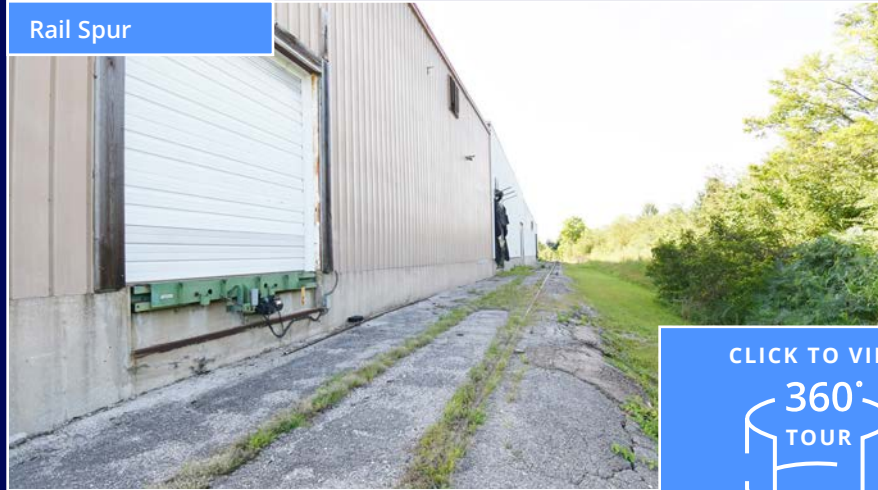
Rear Loading



Warehouse (right)



Rail Spur

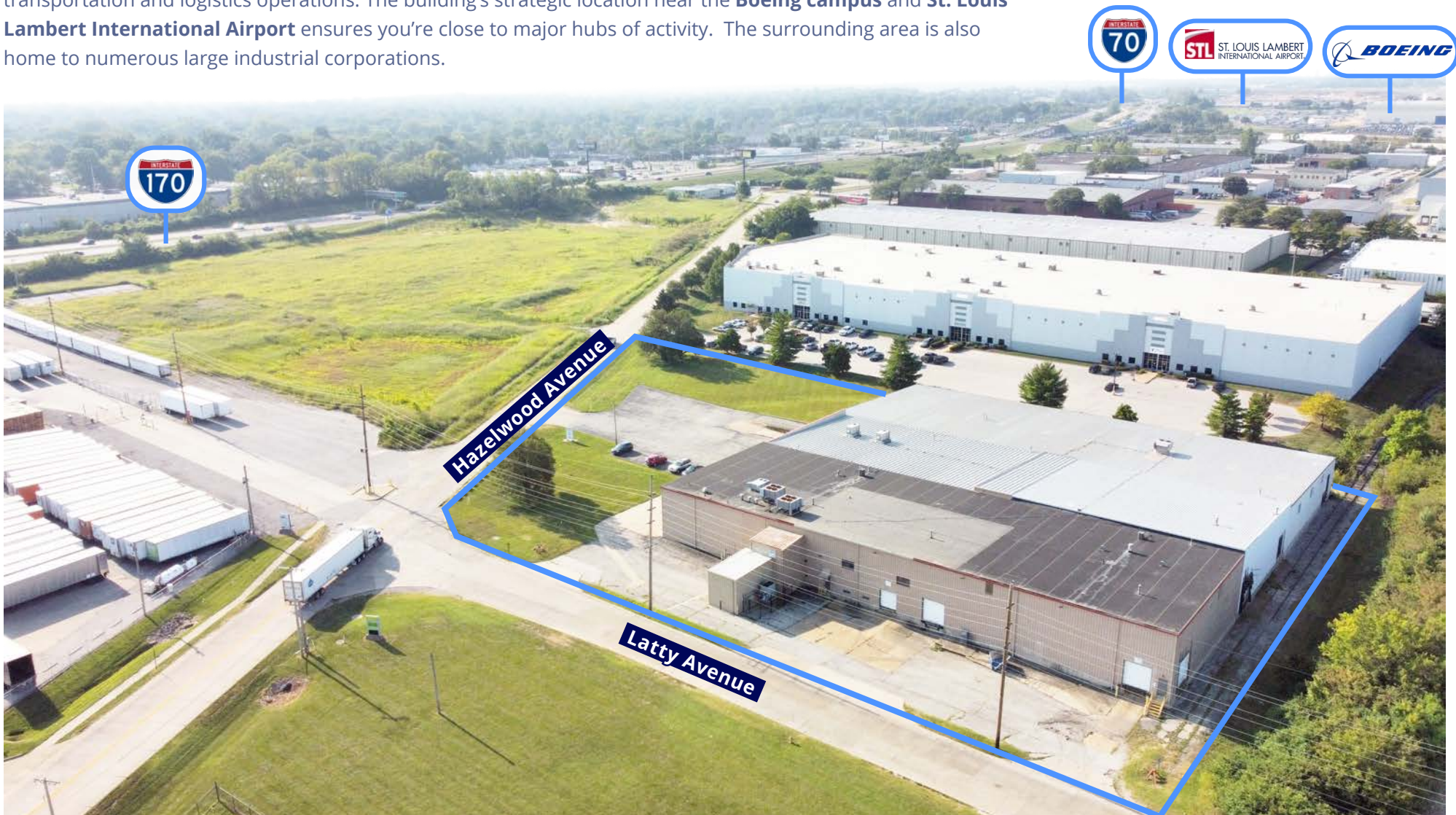


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Convenient Location

6891 Hazelwood Avenue is **perfectly positioned** for success, offering unmatched accessibility and convenience. With **easy highway access** to Interstates 170 and 70, your business will benefit from seamless transportation and logistics operations. The building's strategic location near the **Boeing campus** and **St. Louis Lambert International Airport** ensures you're close to major hubs of activity. The surrounding area is also home to numerous large industrial corporations.





Demographics	1 Mile	3 Miles	5 Miles
Population	6,336	75,986	216,493
Households	2,623	31,778	89,133
Avg HH Income	\$49,860	\$73,700	\$75,482
Businesses	348	2,596	6,148
Employees	7,535	41,578	94,105

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