

# 107,000 SF WAREHOUSE AVAILABLE

FOR SALE | LEASE

11990 Missouri Bottom Rd  
Hazelwood, MO 63042



# PROPERTY FEATURES



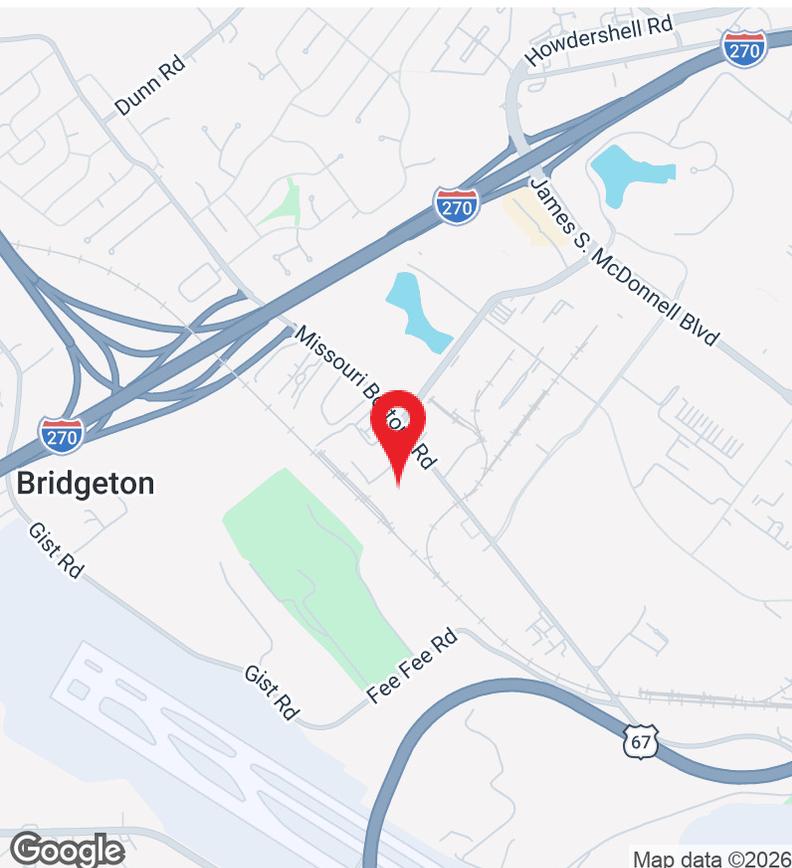
- ±107,000 SF total building
- ±8,000 SF Class A office with modern finishes
- ±99,000 SF high-efficiency warehouse
- New 60-mil TPO roof with 30-year factory warranty (parts & labor)
- Roof replaced May 2024
- Office HVAC: Three (3) units totaling 40 tons, installed within the last five years
- 14 dock doors
- 10 docks equipped with 35,000 lbs. levelers and seals
- Two (2) drive-in doors
- Back-up generator



- Hazelwood tax abatement incentives available
- Located within an Opportunity Zone
- 6.33 Acres



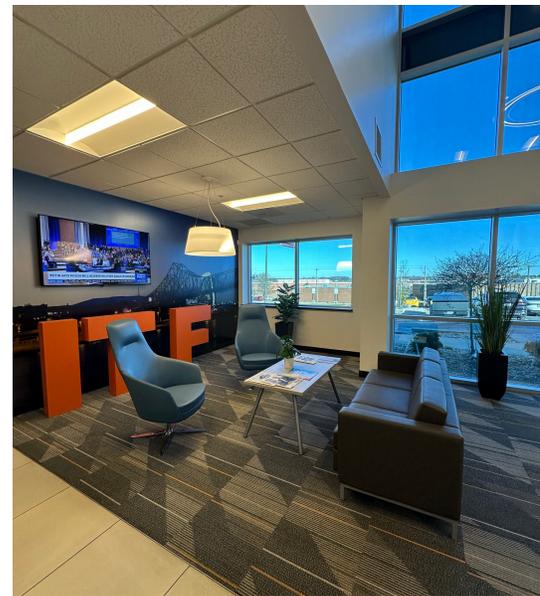
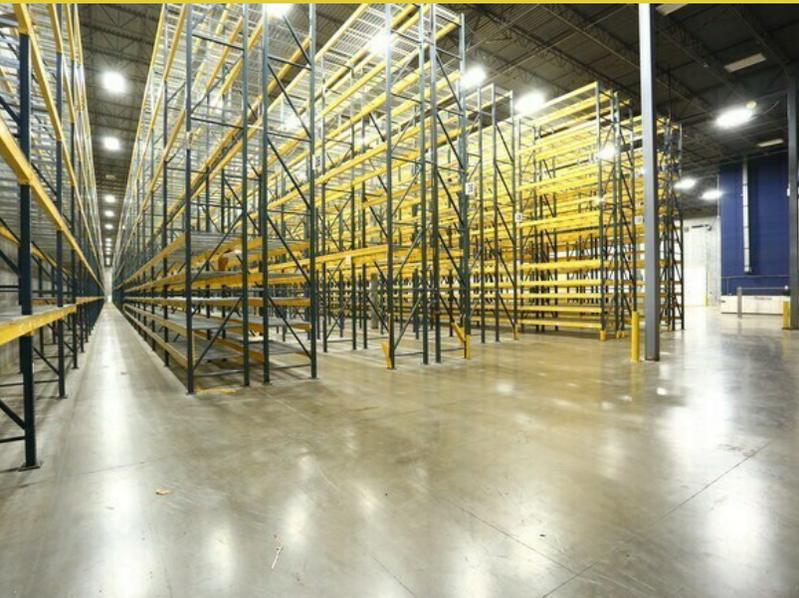
- 38' clear height
- 50' x 50' column spacing
- Narrow-aisle racking to remain, along with material-handling equipment
- ESFR sprinkler system
- Truck maintenance capabilities, including above-ground fueling station (17,000 gallon fuel capacity)
- Superior flat floors, ideal for high-density racking and heavy equipment



**For Sale:**  
Contact Broker for Pricing

**For Lease:**  
\$5.85 SF/YR NNN

# ADDITIONAL PHOTOS





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