

FOR LEASE

31,265± SF WAREHOUSE
127 Byassee Drive | Hazelwood, MO 63042



PROPERTY HIGHLIGHTS

Total Available Area: 31,265± SF (currently demised 11,764± SF and 19,501± SF)

Office Area: 3,224± SF

Clear Height: 15' to 17'

Loading: 4 Docks (2 single, 2 double), 4 open air covered loading docks, and 1 at grade garage door

Column Spacing: 40' x 40'

Building Depth: 303'

Fire Suppression: Dry sprinkler system

Parking: 12 Bobtail spots; Box truck parking 30'-35' spots (more available parking on request)

Lease Rate: **\$5.25 PSF NNN**



CONTACT US:

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Associate

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Demographics	1 mile	3 miles	5 miles
Households	805	29,196	84,529
Population	1,596	70,304	206,381
Avg HH Income	\$55,731	\$69,819	\$75,375

Traffic Counts	Cross Street	VPD
I-270	Normandie Ct.	102,712
McDonnell Blvd.	Byassee Dr.	15,179
I-170	Airport Rd.	68,365

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