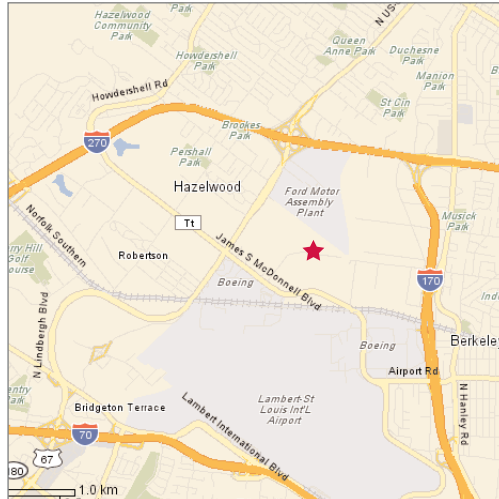


FOR SALE / LEASE

20,000 - 120,000 SF Whse / Mfg Bldg

131 Byassee Drive, Hazelwood MO 63042



Property Highlights

Full Building: 120,000 SF

- 21 docks, 1 drive-in door
- 3,326 SF office
- Heavy electric power
- Abundant trailer parking
- Wet sprinkler system
- Fully fenced, paved & lighted
- Rail possible

20,000 SF Space Available

- 2 docks (expandable)
- 200 SF ± office space
- Ceilings are sloped 15'-20'

40,000 SF Space Available

- 3 oversized docks
- 100 SF ± office space
- Ceilings are 22.5' clear

60,000 SF Space Available

- Combine above spaces

Sale Price

\$4,000,000

New Lease Rate

\$2.50 psf, Modified Gross

Contact



Commercial Real Estate Services, Worldwide.

Andy Murphy, CCIM
314 994 4093
amurphy@naidesco.com

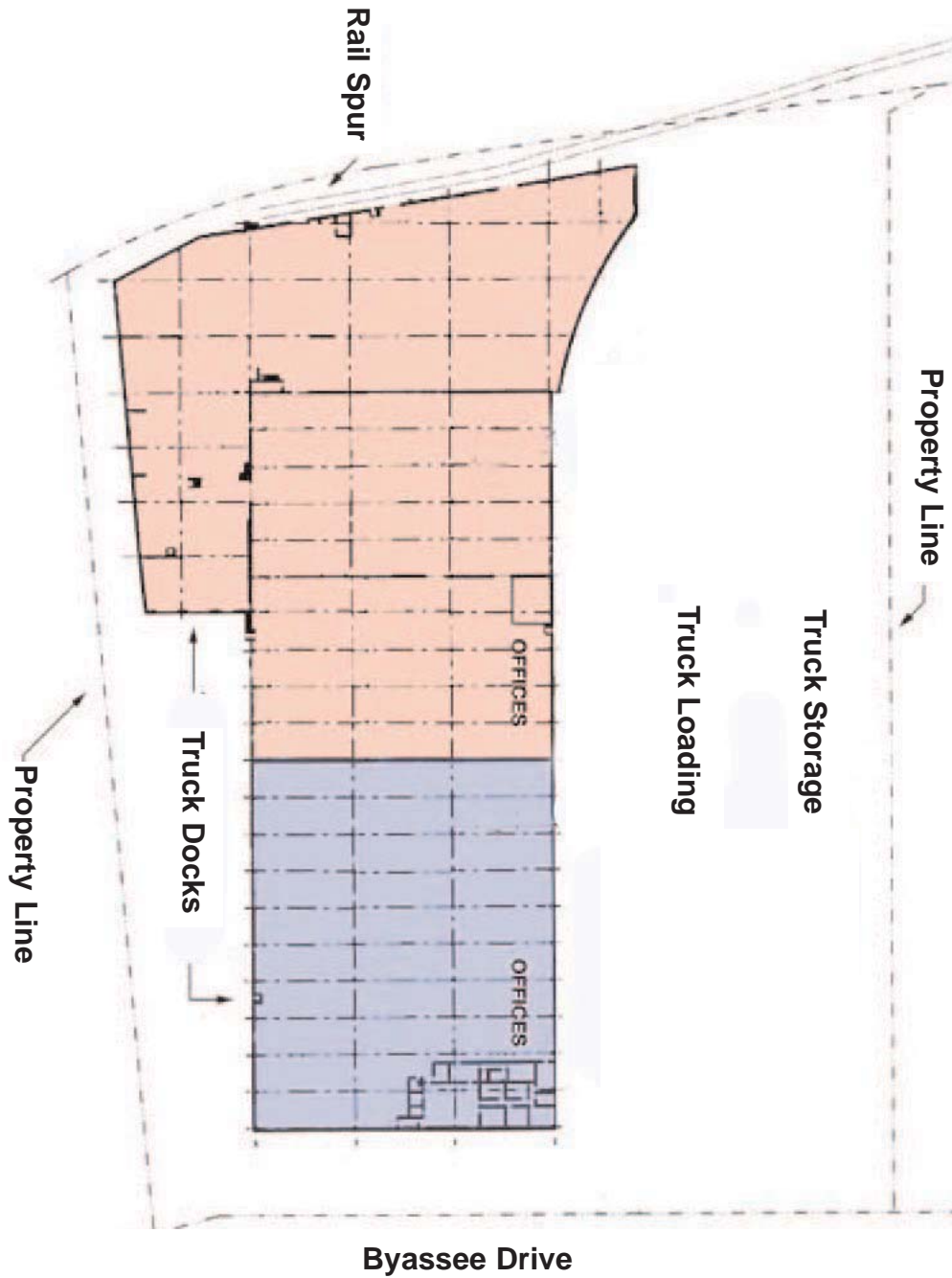
Floyd Sweeney, SIOR, MCR
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 Fax 314 994 4088
www.naidesco.com

SITE PLAN

131 Byassee Drive, Hazelwood MO 63042



Contact

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