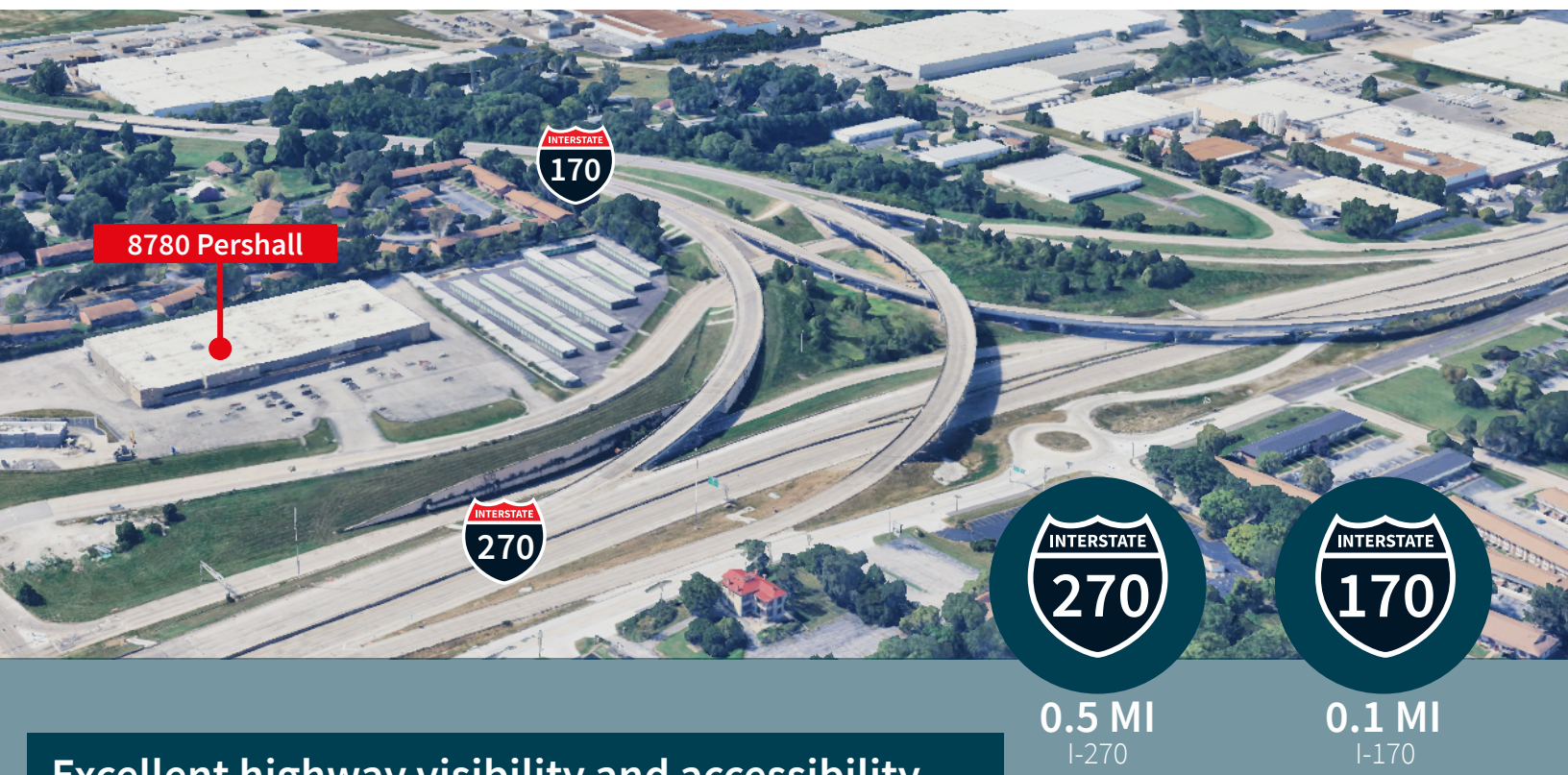




 **JLL** SEE A BRIGHTER WAY

For lease

8780 Pershall Road
Hazelwood, MO 63042



Excellent highway visibility and accessibility

Property details:

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