



Class A Industrial Warehouse For Sublease

±58,217 SF available

Hazelwood TradePort 9

4690 Tradeport Industrial Court, Hazelwood, MO

Property specifications

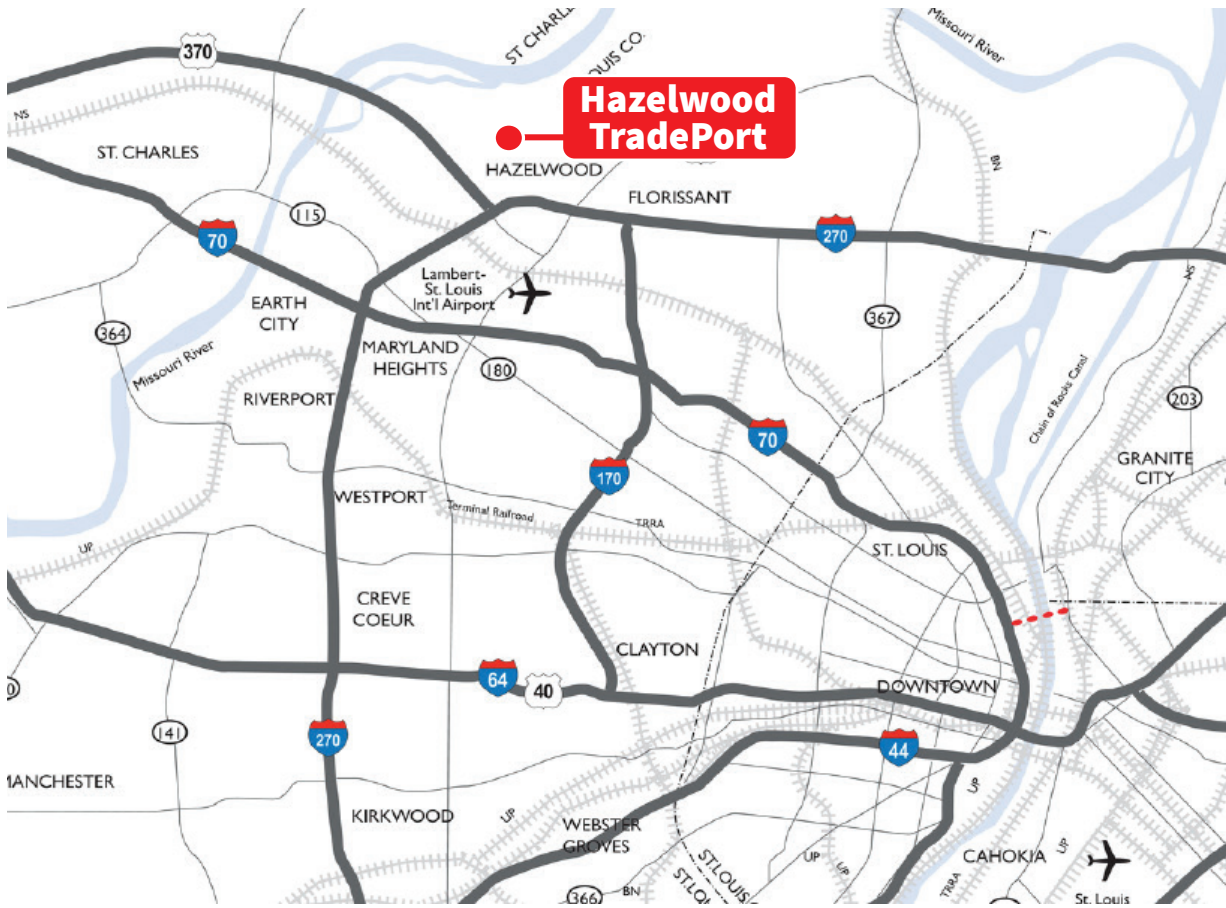


Building Name	Hazelwood TradePort 9
Address	4690 Tradeport Industrial Ct., Suite 800, Hazelwood, MO 63042
Building Size	407,552 SF
Year Built	2022
Available Area	±58,217 SF (±208'w x 278'd)
Office Size	±2,500 SF w/ 2 restrooms
Clear Height	36'
Lighting	LED
Dock Doors	12 w/ dock equipment

Drive-in Doors	(1) 12' x 14'
Car Parking	30 spaces
Trailer Stalls	16
Truck Court Depth	185'
Column Spacing	52'w x 54'd
Fire Protection	ESFR
Power	480/277 Volt, 3-Phase
Sublease Expiration	September 30, 2027
Asking Rate	\$6.50/ NNN

Site plan





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