

INDUSTRIAL WAREHOUSE SPACE

FOR SALE OR LEASE

9124 PERSHALL ROAD
HAZELWOOD, MISSOURI



SIZE (SQ. FT.)

±244,827

OFFICE FINISH

±15,000 SF

AUTO PARKING SPACES

211



9124 PERSHALL ROAD

A RARE FIND

9124 Pershall Rd. delivers a rare, turn-key distribution opportunity with institutional-grade improvements not often found in stand-alone facilities of this size. This 244,827 SF distribution center offers day-one operational capability with minimal capital investment, and features a renovated 15,000 SF office with large training room, 211 parking spaces, LED warehouse lighting, ESFR fire suppression, and a TPO roof system.

HIGHLIGHTS

-  AVAILABLE FOR SALE OR LEASE
-  QUALITY CONCRETE TILT-WALL CONSTRUCTION
-  HEAVY PARKING
-  INTERSTATE VISIBILITY
-  QUICK ACCESS TO INTERSTATES 270, 170 AND 70 W/ EFFICIENT REACH TO ALL OF ST. LOUIS METRO

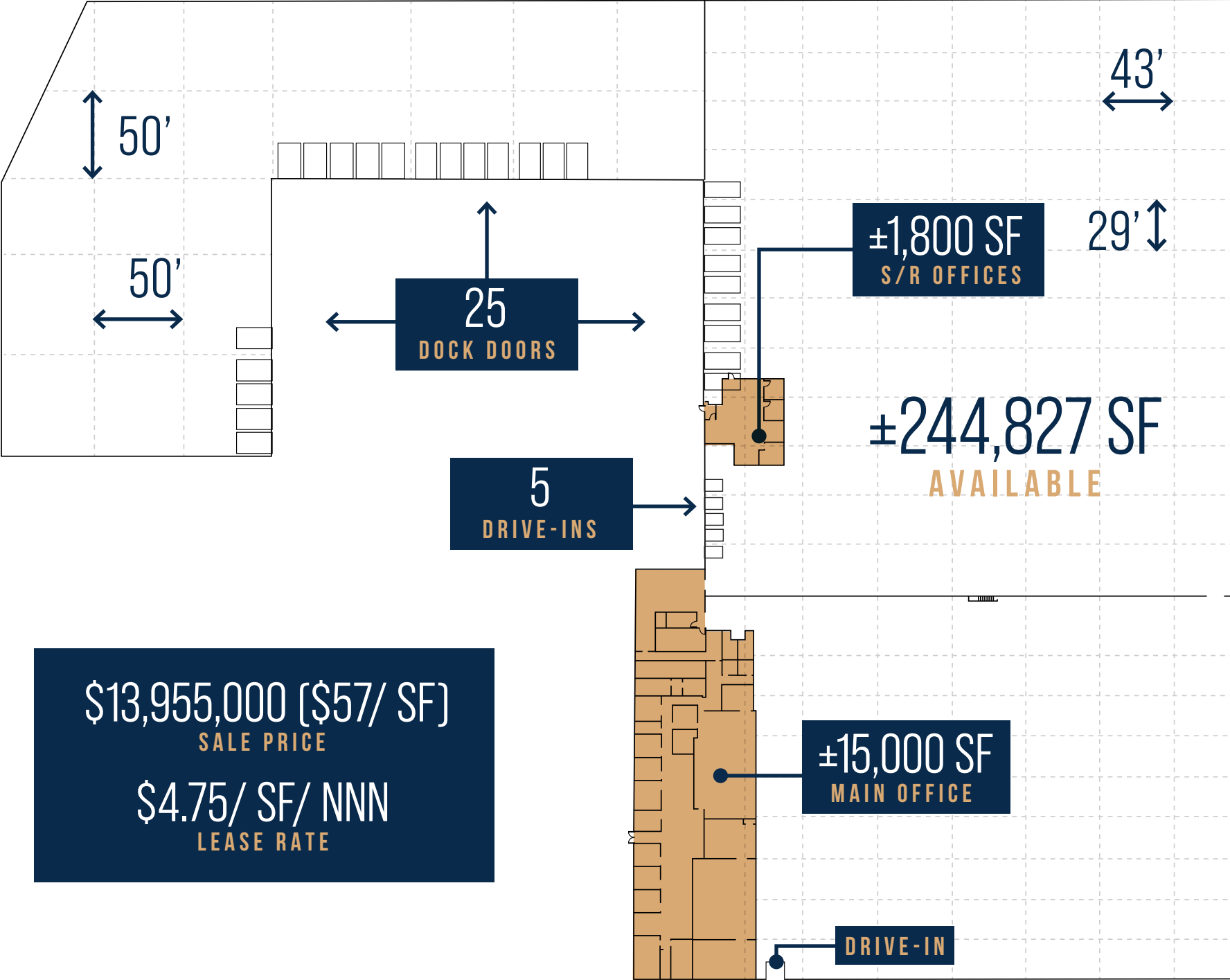


9124 PERSHALL ROAD

FLOOR PLAN & SPECS

BUILDING SPECS

- ±244,827 SF
- ±10.794 acres
- 211 car parking (expandable to ±275)
- ±15,000 SF main office w/ large training area
- ±1,800 SF shipping/ receiving offices w/ restrooms
- ±28' - 32' clear height (warehouse)
- ±15' clear height (low bay)
- 2,000amp/ 480/277V/ 3-Phase main power
- 25 docks
- 6 drive-in doors
- 0.7 acre fenced outside storage
- Trailer storage possible
- ESFR fire suppression
- TPO roof system
- LED warehouse lighting
- 12 battery charging stations
- Built 1971 & 2010 (office renovation 2006)
- Concrete tilt-wall construction
- Formerly rail-served (Norfolk Southern)
- I-1 Light Industrial zoning (City of Hazelwood)



STRATEGIC

LOCATION

Strategically located at the I-270 and N. Lindbergh Boulevard (US-67) interchange in Hazelwood—10 minutes from St. Louis Lambert International Airport—9124 Pershall Rd. delivers exceptional distribution efficiency and workforce accessibility. Immediate access to I-270, I-170, and I-70 connects operations throughout the greater St. Louis metro to a deep labor pool with established distribution and logistics experience.

Major suppliers, e-commerce companies, and manufacturers operate in this proven industrial corridor. The property benefits from Foreign Trade Zone and Hazelwood Local Option Loan designations, offering potential duty deferrals and long term loans for qualifying businesses.

KEY REGIONAL OCCUPIERS



PROXIMITY

LINDBERGH BLVD (US-67)	INTERSTATE 270	INTERSTATE 70
<1.0 MI	<1.0 MI	6.0 MI

- | | |
|---------------------|---------------------|
| 1. AMAZON | 8. DOLLAR GENERAL |
| 2. GRAYBAR | 9. REFRESCO |
| 3. RIVIAN | 10. NATURE'S BAKERY |
| 4. ALLIED VAN LINES | 11. BOEING |
| 5. IFPC | 12. BOEING |
| 6. CABKA | 13. BOEING |
| 7. FERGUSON | 14. BOEING |



CONTACT US

DAVID BRANDING

Senior Managing Director

david.branding@jll.com

+1 314 338 2084



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