ST. LOUIS BUSINESS CENTER

8000 HALL STREET
St. Louis, Missouri



JLL

Warehouse and Industrial Outdoor Storage Space

FOR LEASE

8000 HALL STREET
St. Louis, Missouri

PARK SITE PLAN



BUILDING 4 AVAILABILITIES

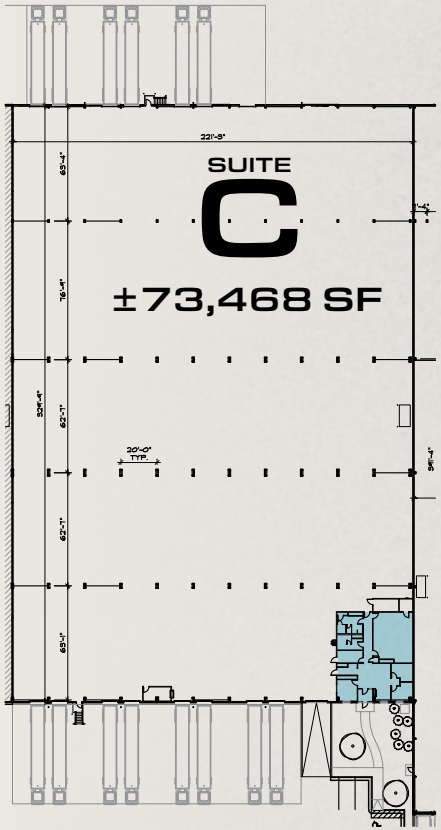
121,342 SF
Warehouse/Distribuiton/Production Space For Lease

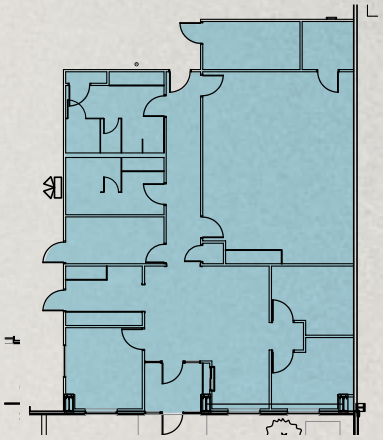
Divisible to
±39,450 SF

Loading
46 dock doors, 3 drive ins

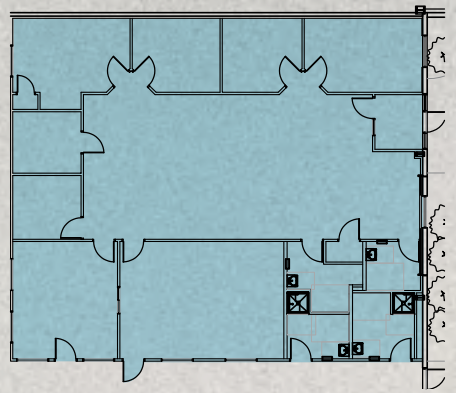
24’ to 30’
clear height

ESFR fire protection

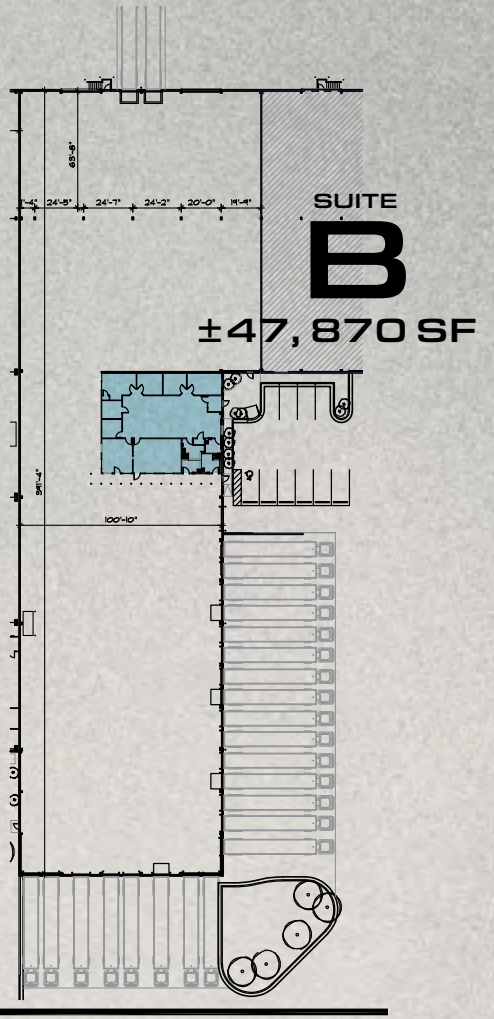


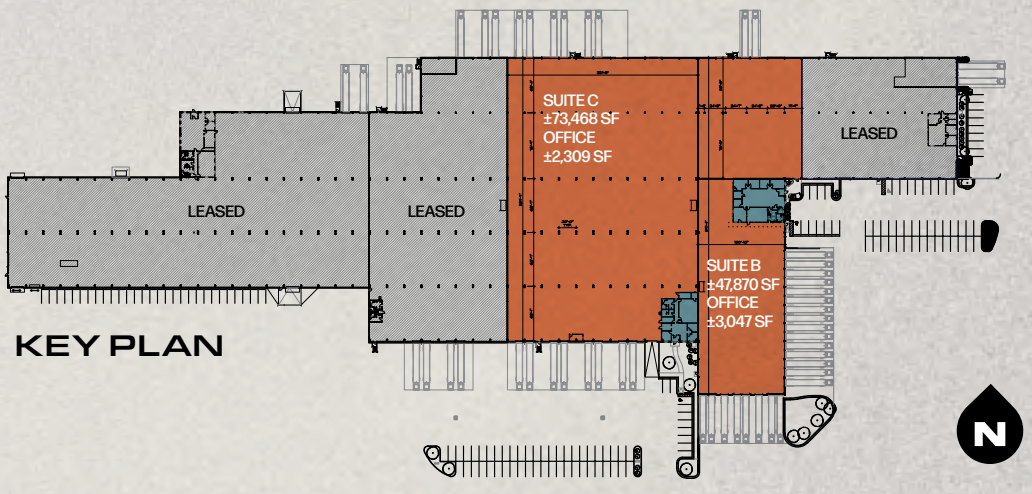


SUITE C OFFICE
±2,309 SF



SUITE B OFFICE
±3,047 SF





KEY PLAN

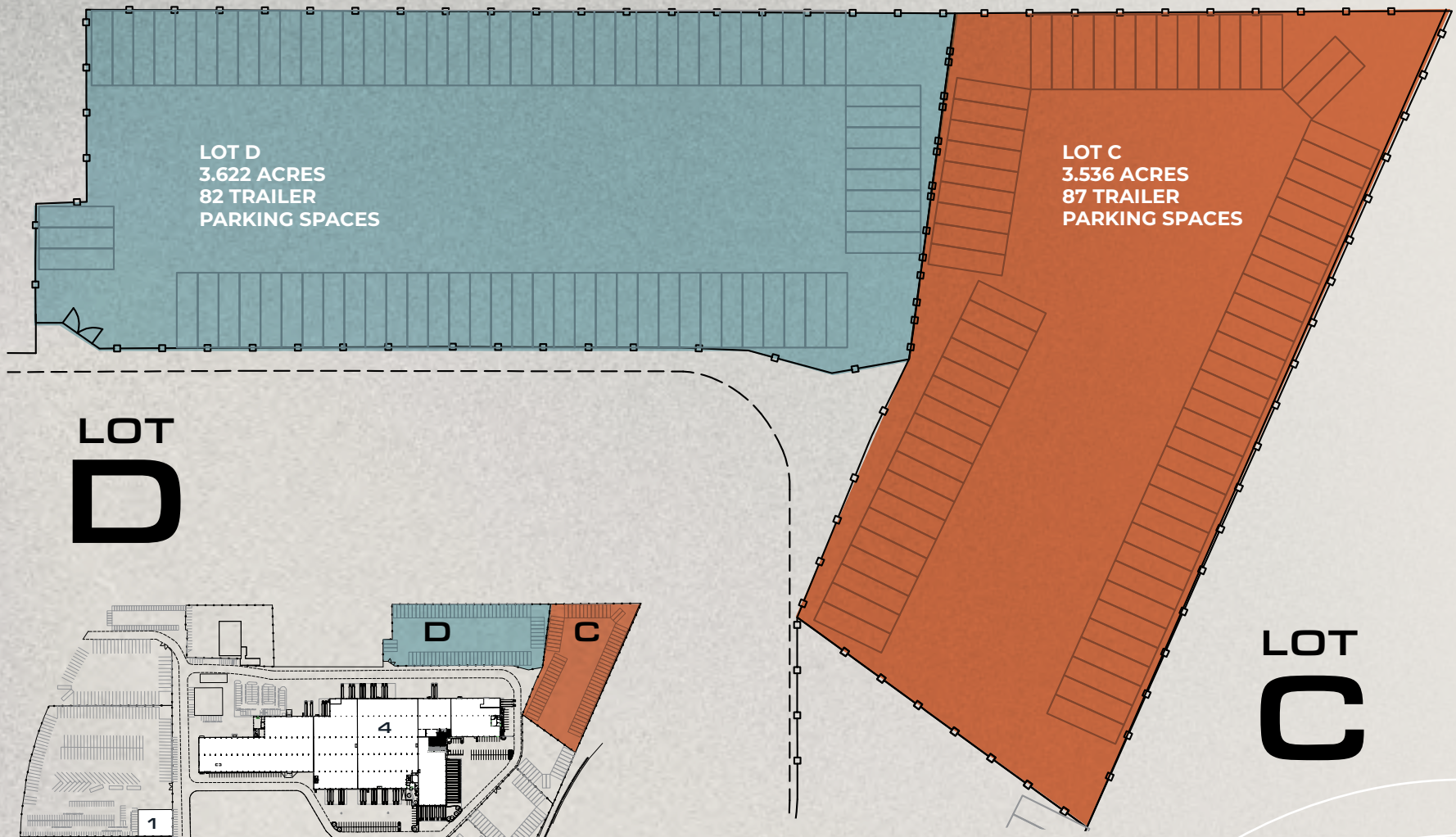
OUTSIDE STORAGE AND VEHICLE MAINTENANCE BUILDING FOR LEASE

BUILDING 1 AVAILABILITY

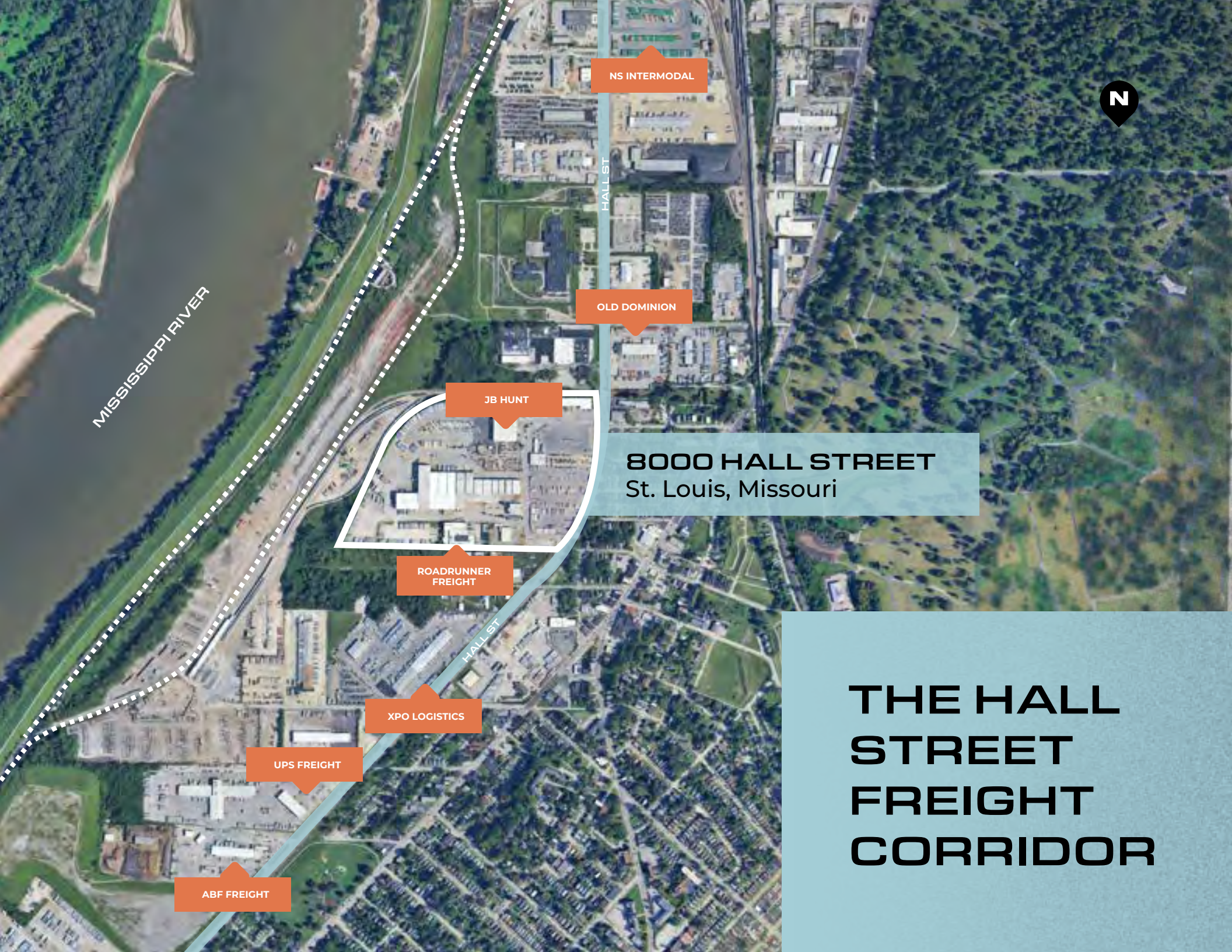
- **12,480 SF** vehicle maintenance building completely reconstructed in 2017
- **4,000 SF** office space including break and locker rooms
- **4, 12'w x 14'h** drive in bays
- **4.12 AC lot** included with vehicle maintenance building
- **Adjacent 2.2 AC** storage lot available
- **Zoned "K"** unrestricted, City of St. Louis
- **Storage lots** paved & fenced with gate access



INDUSTRIAL OUTDOOR STORAGE AVAILABILITIES



KEY PLAN



THE HALL STREET FREIGHT CORRIDOR

DRIVE TIMES

MO-367:
9 MINUTES

I-70:
12 MINUTES

DOWNTOWN ST. LOUIS:
17 MINUTES

ST. LOUIS LAMBERT INTERNATIONAL AIRPORT:
20 MINUTES

EARTH CITY:
23 MINUTES

WESTPORT:
24 MINUTES





ST. LOUIS
BUSINESS CENTER

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