



N LINDBERGH BLVD

# For Sale

**±55,000 SF Warehouse on ±4.2 Acres**

6038 North Lindbergh Boulevard | Hazelwood, MO 63042

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states



# Property Details

Building size:	<b>±55,000 SF</b>
Acres:	<b>±4.2</b>
Dock doors:	<b>11 docks with levelers</b>
Drive-in doors:	<b>2 doors in new repair garage</b>
Ceiling height:	<b>20'-22'</b>
Lighting:	<b>New LED lighting</b>
Fire suppression:	<b>Partial wet sprinkler</b>
Power:	<b>Heavy power</b>
Location:	<b>Great access to I-70, I-270 &amp; I-170 near St. Louis Lambert International Airport</b>
Asking sale price:	<b>\$1,600,000</b>



**±1 miles  
to I-270**



**±2 miles  
to I-170**

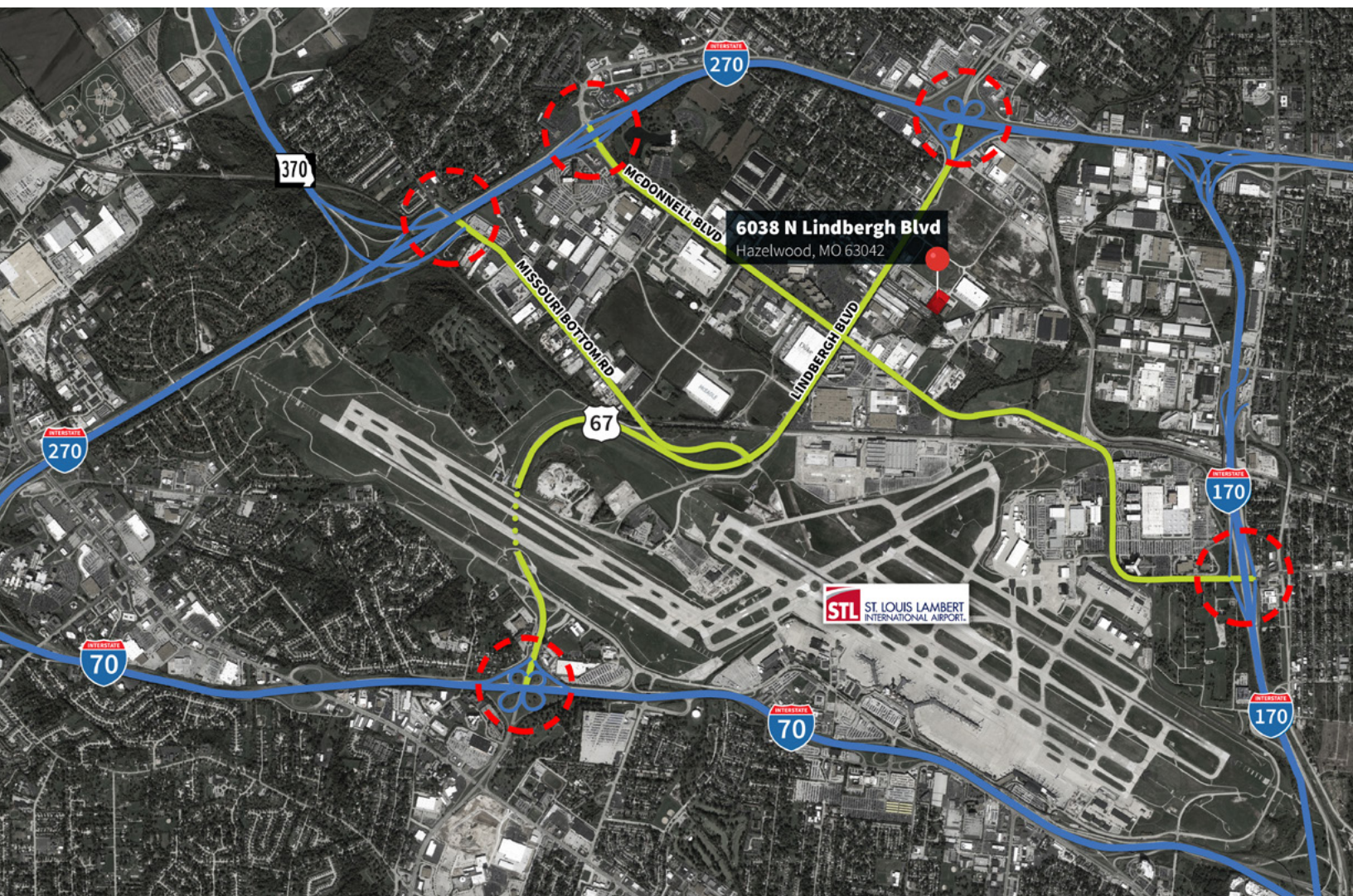


**±3.5 miles  
to I-70**

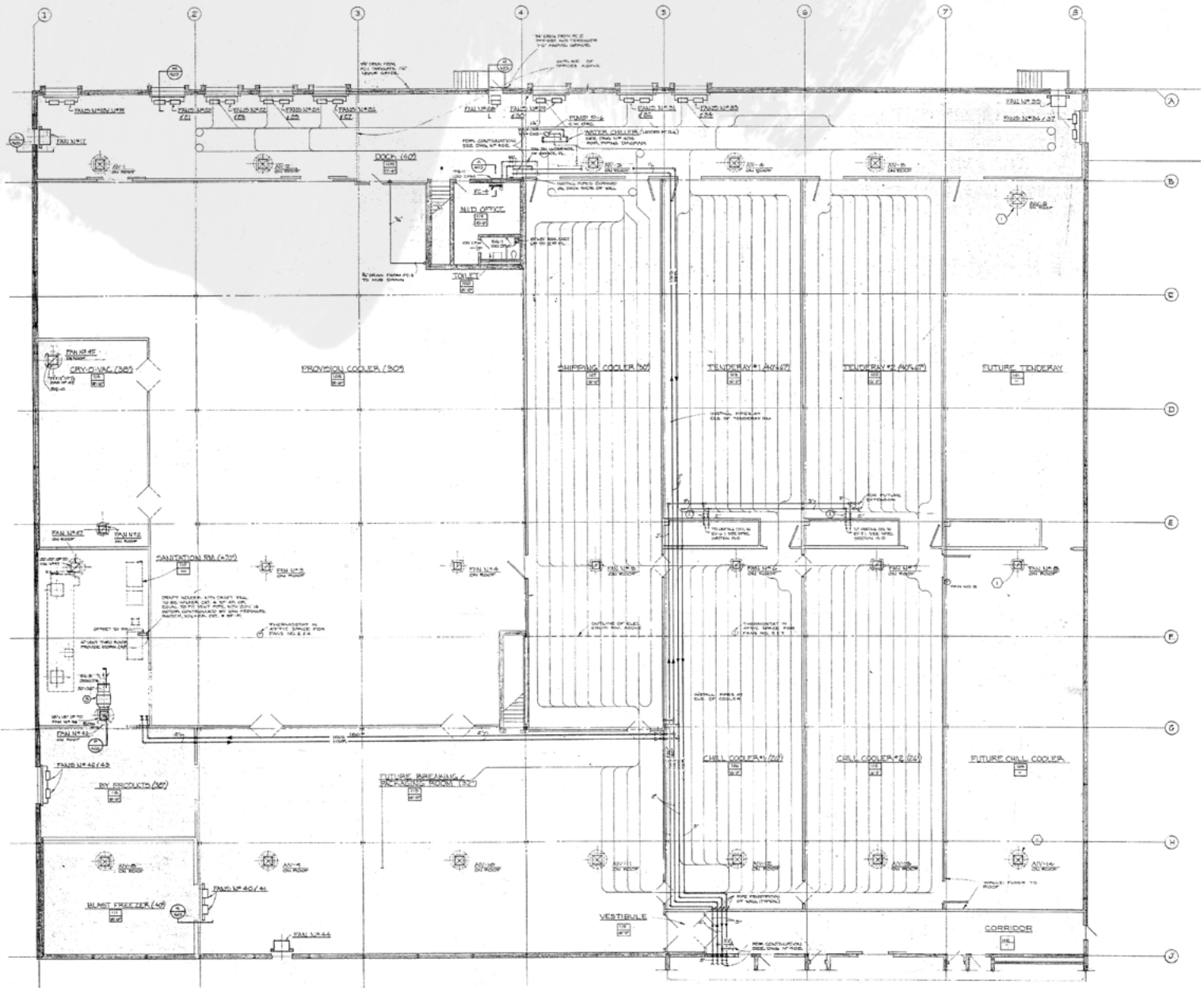


**±5 miles  
to Lambert  
Airport**

## Access Aerial



# Floor Plan



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