



For Sublease

Up to ±143,600 RSF Class A Office/Warehouse

4774 Park 370 Boulevard | Hazelwood, MO 63042

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





Availability

Available space:	±143,600 RSF office/warehouse, divisible to ±70,000 RSF
Office build out:	Approx. ±5,089 SF (renovated December 2020)
Dock doors:	18 (9' x 10'), expandable to 30
Drive-in doors:	1 (12' x 14')
Sublease expiration:	August 31, 2024
Asking rate:	\$3.85/RSF, NNN



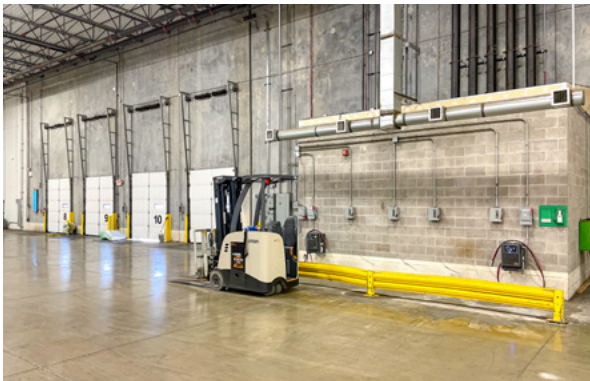
Building specs

Clear height:	28'
Column spacing:	40' x 40'
Speed bay:	60' x 40'
Building depth:	220'
Roof:	New TPO roof in 2019 with 20 year warranty
Fire suppression:	ESFR
Parking:	0.92/1,000 SF parking ratio



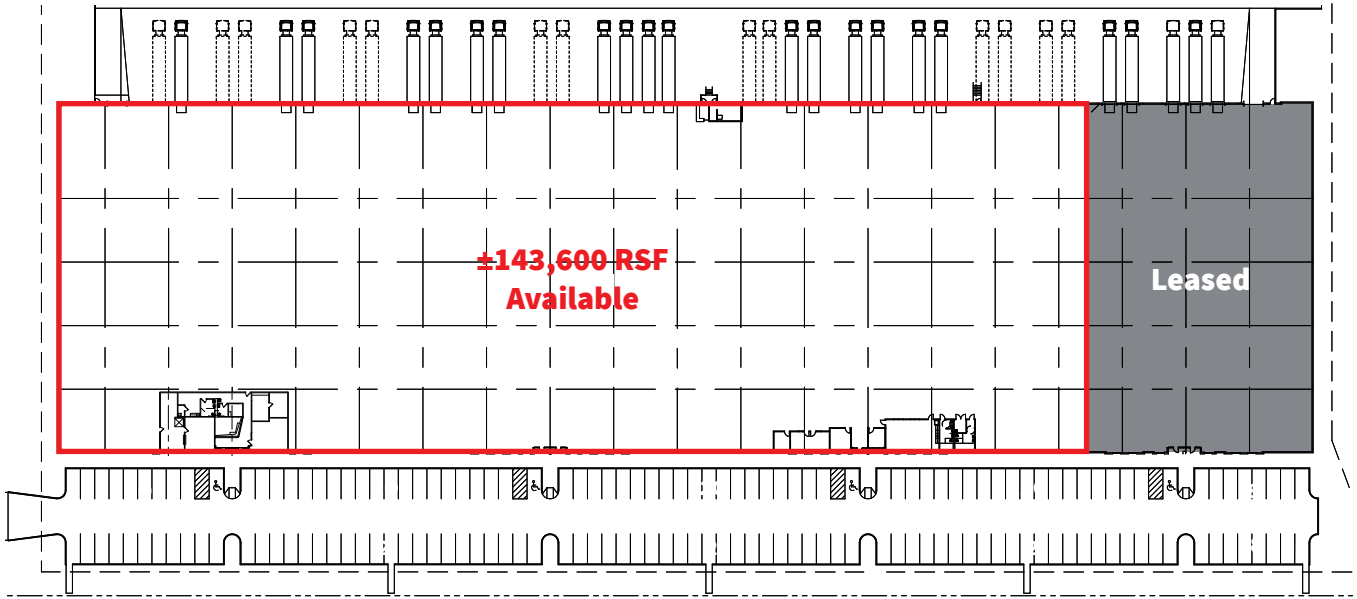
Location

Located in Hazelwood, Missouri, a business-friendly city, 4774 Park 370 Boulevard is strategically located less than a mile from Hwy 370 and two miles from I-270.

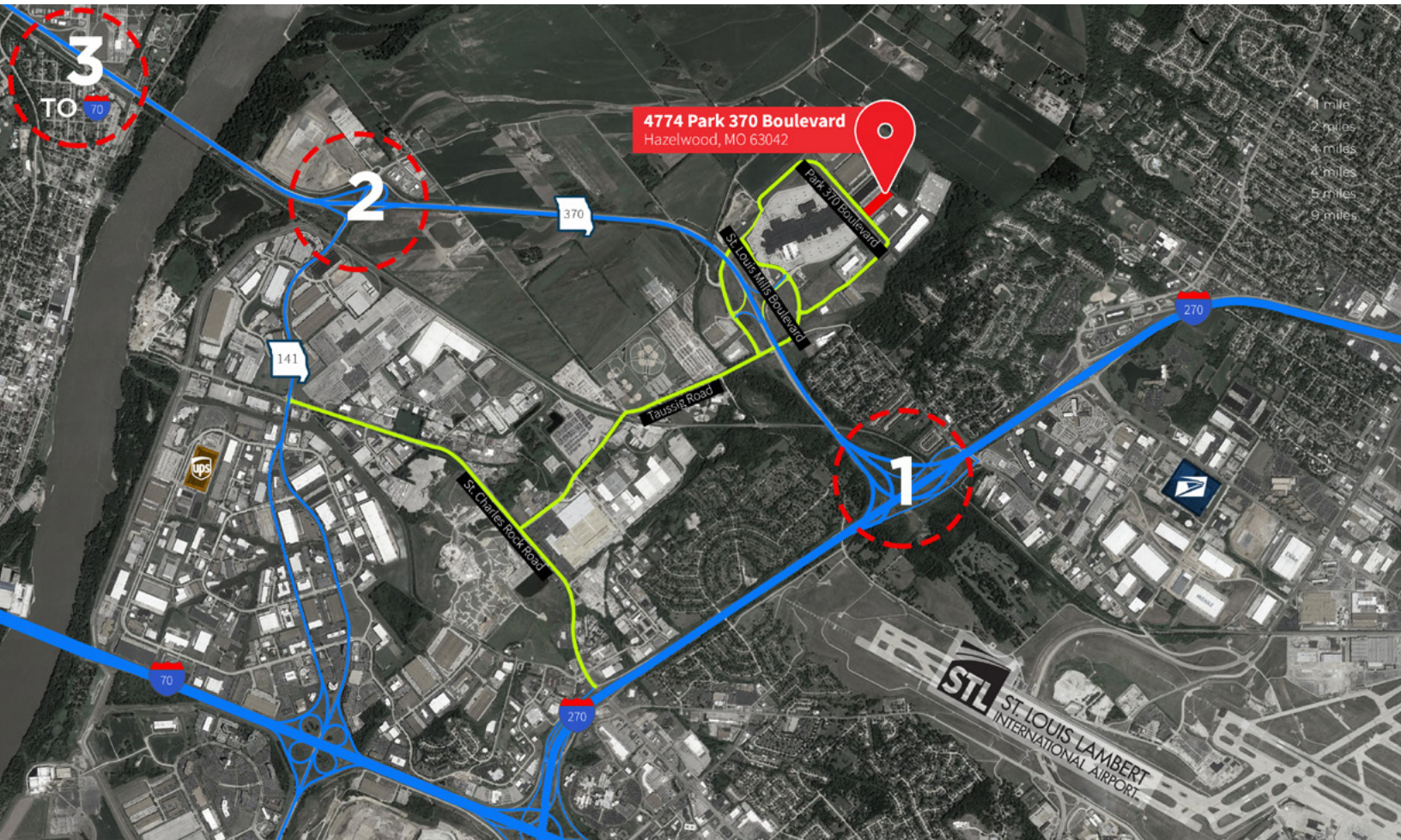


Site plan

±143,600 RSF available



Highway access





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