

FOR LEASE

31,265± SF WAREHOUSE
127 Byassee Drive | Hazelwood, MO 63042



PROPERTY HIGHLIGHTS

Total Available Area: 31,265± SF (currently demised 11,764± SF and 19,501± SF)

Office Area: 3,224± SF

Clear Height: 15' to 17'

Loading: 6 docks, 4 open air covered loading docks, and 1 at grade garage door, ramped entrance in rear

Column Spacing: 40' x 40'

Building Depth: 303'

Fire Suppression: Dry Pipe System

Parking: 12 Bobtail spots; Box truck parking 30'-35' spots (more available parking upon request)

Lease Rate: **\$5.25 PSF NNN**



CONTACT US:

Cameron Cook

Associate

Direct: 636-728-5526

Mobile: 314-480-2022

ccook@gundakercommercial.com

Jim Alexander

Vice President

Mobile: 314-954-0540

jalexander@gundakercommercial.com



GUNDAKER
COMMERCIAL GROUP

55 Westport Plaza Drive, Ste. 200

St. Louis, MO 63146

M: 636-728-5100 | F: 636-728-5140

gundakercommercial.com [in](#) [@](#) [f](#)

The information contained herein was obtained from sources believed reliable. Gundaker Commercial Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



Demographics	1 mile	3 miles	5 miles
Households	805	29,196	84,529
Population	1,596	70,304	206,381
Avg HH Income	\$55,731	\$69,819	\$75,375

Traffic Counts	Cross Street	VPD
I-270	Normandie Ct.	102,712
McDonnell Blvd.	Byassee Dr.	15,179
I-170	Airport Rd.	68,365

CONTACT US:

Cameron Cook

Associate

Direct: 636-728-5526

Mobile: 314-480-2022

ccook@gundakercommercial.com

Jim Alexander

Vice President

Mobile: 314-954-0540

jalexander@gundakercommercial.com



GUNDAKER
COMMERCIAL GROUP

55 Westport Plaza Drive, Ste. 200

St. Louis, MO 63146

M: 636-728-5100 | F: 636-728-5140

gundakercommercial.com [in](#) [@](#) [f](#)