



30,839 SF
AVAILABLE

**OFFICE
WAREHOUSE**



**T-5 Lighting
with Automatic
Sensors**



**Existing Hazmat
and Cold
Storage Areas**



**Power: 208/120V,
400 AMP, 3
Phase-4 Wire**



**5 Docks,
1 Drive In
(14' x 12')**



**Column
Spacing:
40' x 40'**



**Term thru May 2028
Rate: \$5.57
OPEX: \$3.49**

FOR SUBLEASE | OFFICE/WAREHOUSE
4774 PARK 370 BLVD

Hazelwood, MO 63042



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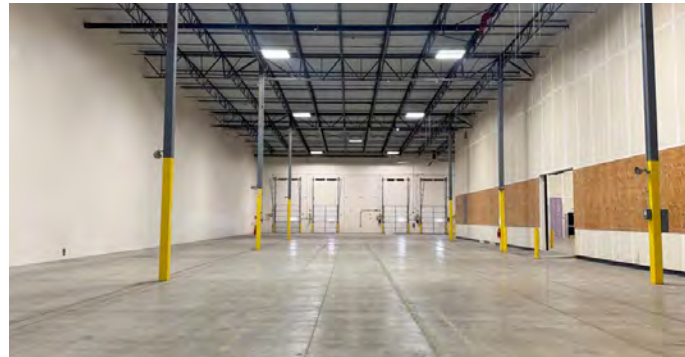


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BUILDING FEATURES

BUILDING SF:	+/- 174,000 SF
AVAILABLE SF:	+/- 30,839 SF
TERM:	Term thru May 2028
RATE:	\$5.57
OPEX:	\$3.49
DIVISIBILITY:	None
OFFICE SF	+/- 2,500 SF
CLEAR HEIGHT:	28'
DOCK LOADING:	Five (9'x10') w/levelers & seals 120' shared truck court (60' apron)
GRADE LEVEL LOADING:	One (12'x14')
COLUMN SPACING:	40'(w)x40'(d) 60' staging bays
ELECTRIC SERVICE:	400amp/480V/3-phase
LIGHTING:	T5
FIRE SUPPRESSION:	ESFR
TEMP CONTROL:	Existing Hazmat and Cold Storage Areas
BUILDING DEPTH:	220'
BUILDING TYPE:	Tilt-up panel (2001), rear load
CAR PARKING RATIO:	1/1,000 SF



314.727.6664

SANSONEGROUP.COM

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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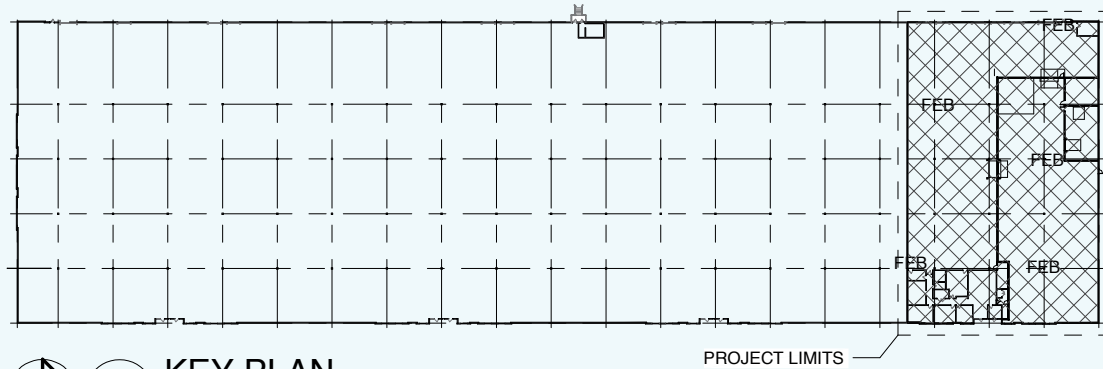
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KEY PLAN

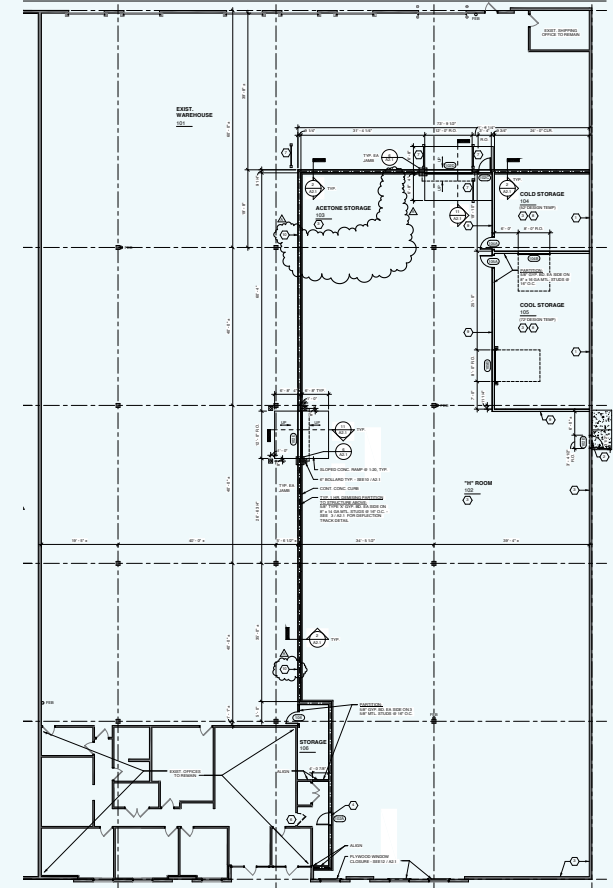


5 KEY PLAN
1" = 100'-0"



CLICK TO VIEW
VIRTUAL TOUR

FLOOR PLAN



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