

FOR SALE

12.73 ACRES

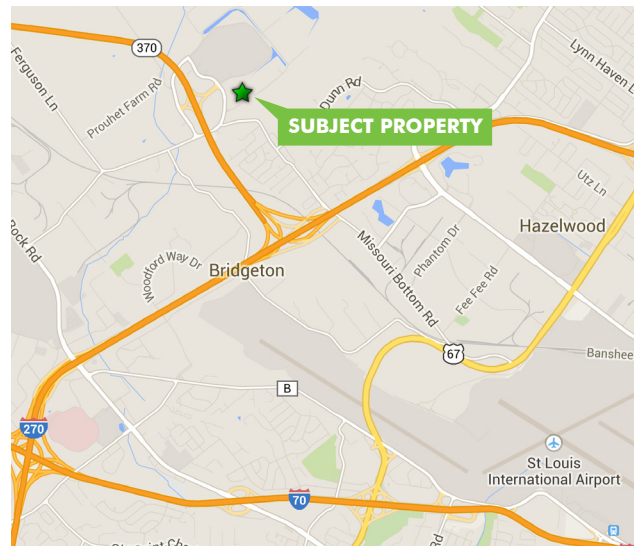
4875 PARK 370 BOULEVARD

Hazelwood, MO 63042



PROPERTY FEATURES

- + 12.73 acres for sale
- + All utilities to site
- + Zoned I-1, Light Industrial, City of Hazelwood
- + Adjacent to St. Louis Outlet Mall with visibility to Hwy 370
- + Easy access to Interstate 270 and Hwy. 370
- + Can layout ±210,000 SF office/warehouse building
- + Flat topography
- + Rectangular site configuration
- + Non-Flood Plain
- + Not restricted by Park 370 Covenants
- + Not subject to Park 370 Planned Development Taxes (2014 RE Taxes of \$273.84)
- + 10 minutes west of Lambert-St. Louis International Airport



DISTANCE TO:

Lambert Airport	6 miles
Earth City	1 mile

Sale Price: \$2,500,000 (\$4.51/sq. ft.)

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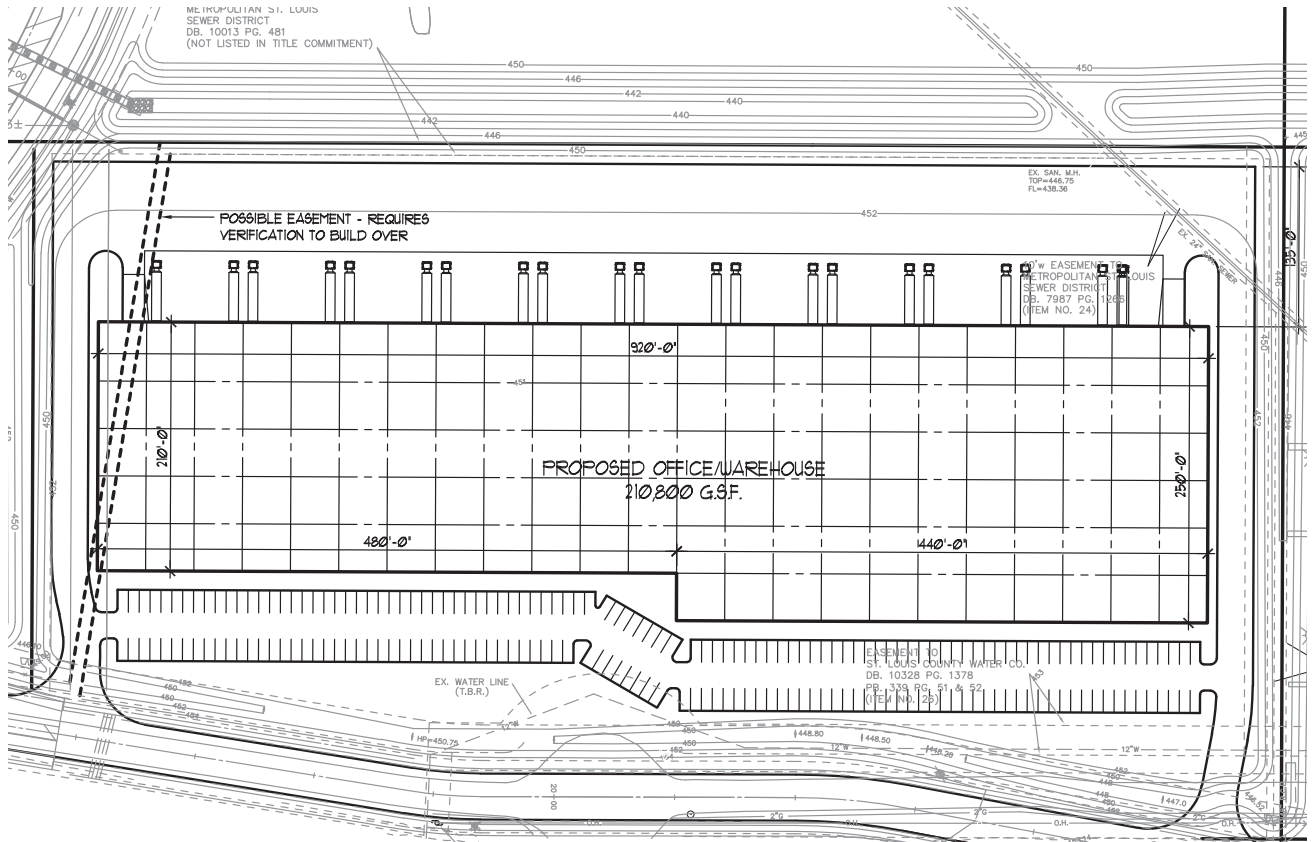
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FLOOR PLAN



CONTACT US

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