

# FOR LEASE

**100,000 TO 405,000 SF  
AVAILABLE**

**INDUSTRIAL SPACE  
HAZELWOOD, MISSOURI**



For more information contact:

**Ryan Barr** (636) 561-9397

**McEagle Properties, LLC**  
1001 Boardwalk Springs Place  
O'Fallon, Missouri 63368  
Facsimile: (636) 561-9301  
www.mc-eagle.com

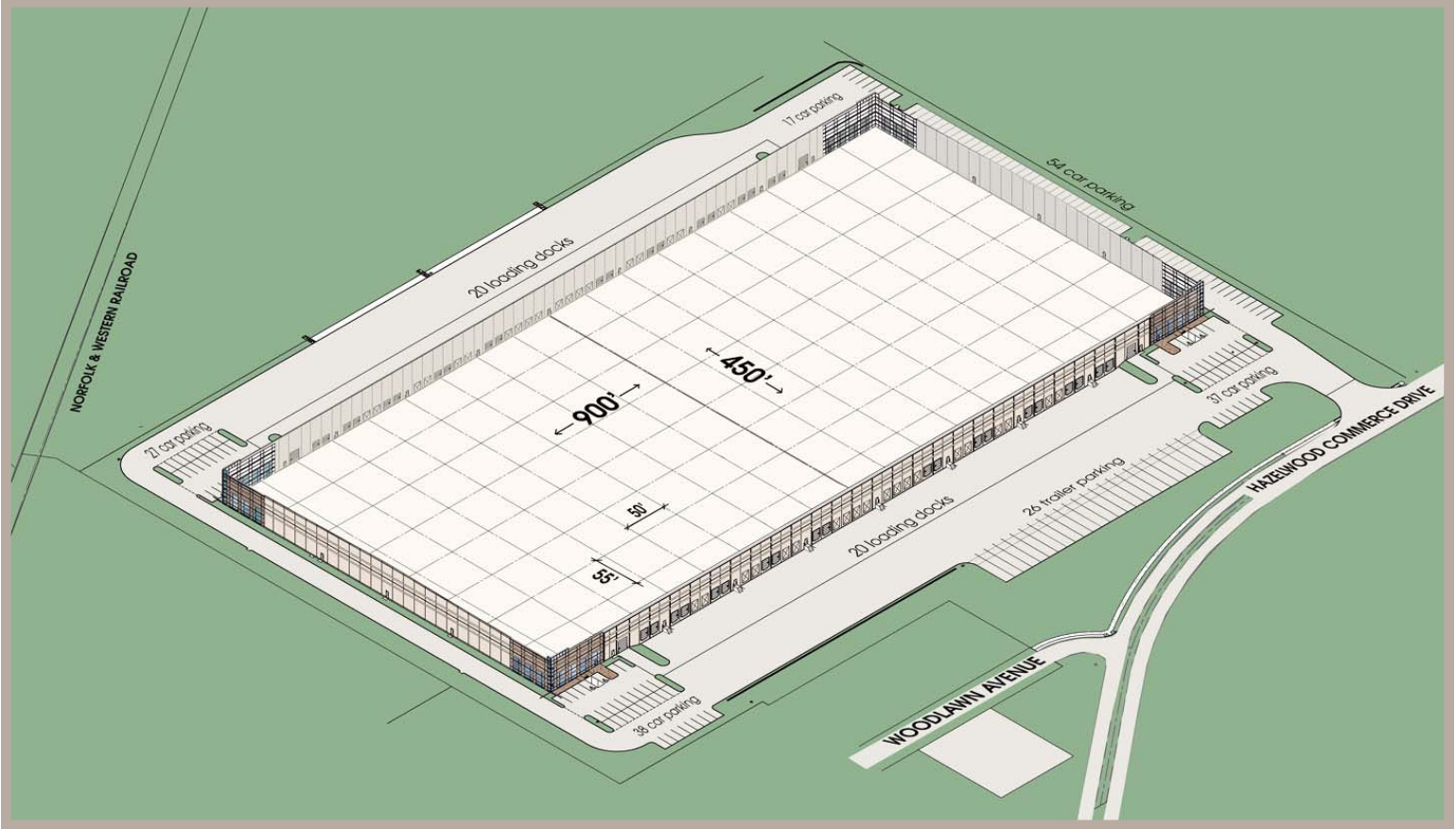
## CO-LISTED WITH

**CB RICHARD ELLIS**  
8235 FORSYTH BOULEVARD  
SAINT LOUIS, MISSOURI 63105  
(314) 655-6000 TEL (314) 655-6100 FAX  
WWW.CBRE.COM

**CBRE**  
CB RICHARD ELLIS

- 405,000 square foot industrial / distribution space
- Divisible to 100,000 square feet
- 32' clear ceiling height
- 50' x 55' column spacing, 60' staging bays
- Dock doors 9' w x 10' h, 40 installed with potential expansion to 80
- Electrical service - 1800 amps
- 160 car parking spaces
- 106 trailer parking with possible expansion for 80 additional spaces
- Interior lighting - T-5 energy efficient
- Sprinkler system ESFR-K25 heads
- Available December 2007

**Lease Rate: \$3.95 - \$4.25 per square foot, NNN**

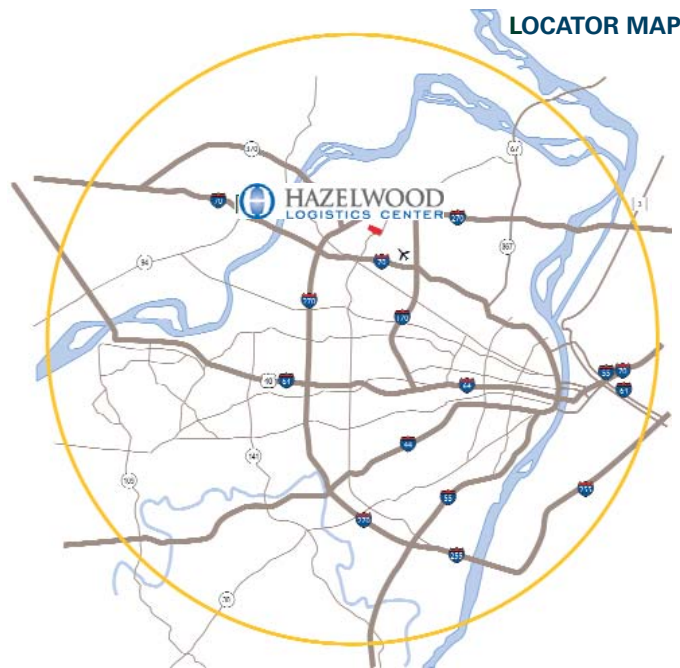


Hazelwood Logistics Center is located within the area bounded by Phantom Drive, Missouri Bottom Road and Lindbergh in Hazelwood, Missouri.

The 151-acre site is ideally suited, and one of the best sites in the St. Louis Metropolitan for an industrial/distribution park. A retail component fronting Lindbergh Boulevard is also included in the development plans. It is within close proximity of Lambert- St. Louis International Airport, Ford, General Motors, Covidien, Boeing, and GKN Aerospace to name a few.

The park enjoys excellent highway access to Interstates 70, 170, 370 and 270. The Norfolk Southern Railroad also serves Hazelwood Logistics Center.

LOCATOR MAP



DEVELOPED BY:

**MCEAGLE**