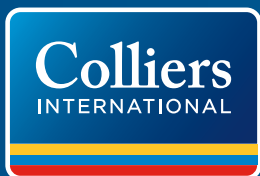


FOR SALE

Industrial Portfolio

8830 Pershall Road & 7373 Hazelwood Avenue
St. Louis, Missouri 63042



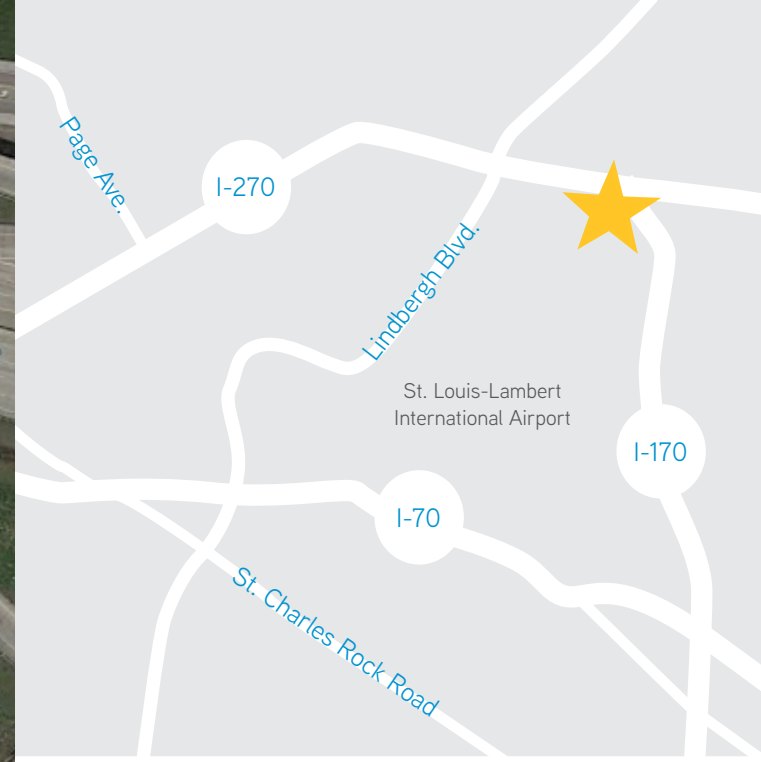
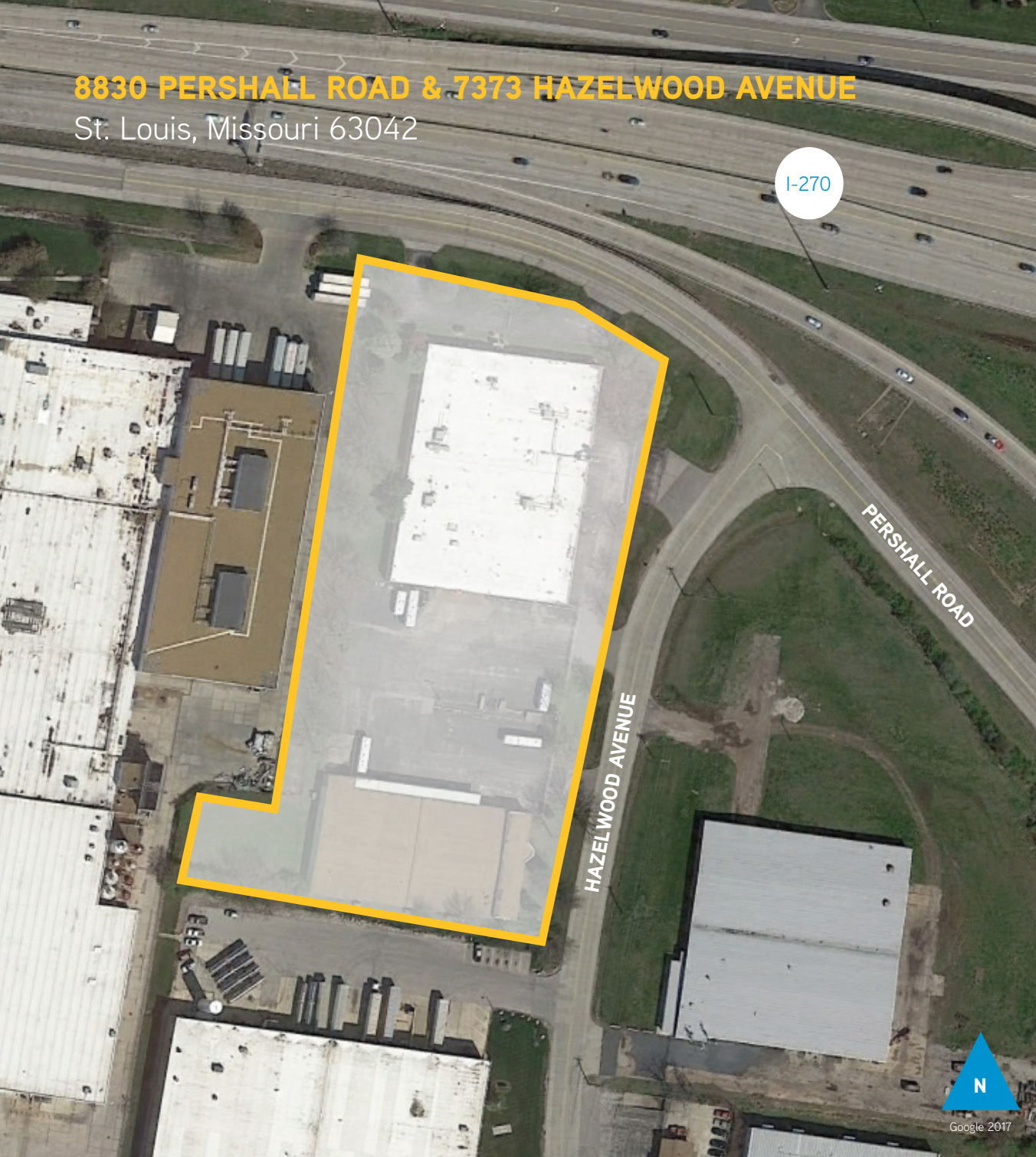
REBEKAH BAHN KINGSTON, ESQ., CCIM
Senior Vice President | St. Louis
(d) +1 314 584 6203
(c) +1 314 852 5134
rebekah.bahn@colliers.com

TONY KENNEDY, CCIM
Senior Vice President | St. Louis
(d) +1 314 584 6202
(c) +1 314 630 4152
tony.kennedy@colliers.com

COLLIERS INTERNATIONAL
101 S. Hanley Road, Ste. 1400
St. Louis, MO 63105
+1 314 863 4447
colliers.com/stlouis

8830 PERSHALL ROAD & 7373 HAZELWOOD AVENUE

St. Louis, Missouri 63042



SALE PRICE

\$2,595,000

65,696 SF on 4.03 AC

REBEKAH BAHN KINGSTON, ESQ., CCIM

Senior Vice President | St. Louis

(d) +1 314 584 6203

(c) +1 314 852 5134

rebekah.bahn@colliers.com

TONY KENNEDY, CCIM

Senior Vice President | St. Louis

(d) +1 314 584 6202

(c) +1 314 630 4152

tony.kennedy@colliers.com

8830 PERSHALL ROAD



- > 42,592 (100% available)
- > 1965 (masonry)
- > 9% office
- > Ideal for owner/user
- > 14' clear height
- > 25' x 40' column spacing
- > Drive-ins:
 - 2 @ 10'w x 10'h
 - 2 @ 10'w x 13'h
- > Wet sprinklers
- > Gas heat
- > Fenced surface parking lot
- > HVAC: 100%
 - 6 @ Trane rooftop units
 - Gas heat
- > Roof: 2004; TPO 60 mil, white
- > Zoned I-2

7373 HAZELWOOD AVENUE



- > 23,104 (100% available)
- > 1981 (masonry)
- > 19% office
- > Ideal for owner/user
- > 15' - 16' clear height
- > 25' x 30' column spacing
- > Docks:
 - 2 @ 8'w x 10'h levelers, seals
- > Drive-ins:
 - 2 @ 12'w x 13'h
- > Wet sprinklers
- > Gas heat
- > Fenced surface parking lot
- > HVAC: 100%
- > Roof: Original built-up tar & gravel
- > Zoned I-2



SALE PRICE

\$2,595,000

65,696 SF on 4.03 AC

REBEKAH BAHN KINGSTON, ESQ., CCIM

Senior Vice President | St. Louis

(d) +1 314 584 6203

(c) +1 314 852 5134

rebekah.bahn@colliers.com

TONY KENNEDY, CCIM

Senior Vice President | St. Louis

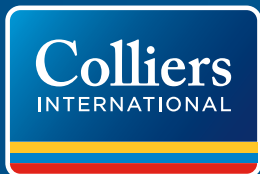
(d) +1 314 584 6202

(c) +1 314 630 4152

tony.kennedy@colliers.com

FOR SALE | Owner/User Industrial Portfolio

8830 Pershall Road
7373 Hazelwood Avenue
St. Louis, Missouri 63042



colliers.com/stlouis

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.