



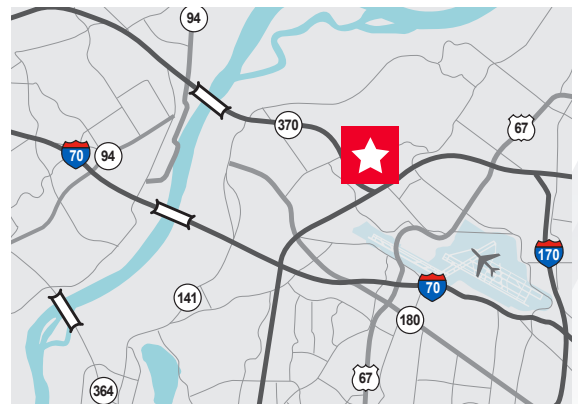
**FOR
LEASE**

PARK 370 CENTER 1
1601-1609 PARK 370 PLACE
HAZELWOOD, MO 63042

131,066 SF CLASS-A INDUSTRIAL WITH TRAILER PARKING

Property Highlights

Total Building Area:	344,765 SF
Total Available Area:	131,066 SF
Office Area:	3,195 SF
Clear Height:	30'
Loading:	16 (9'x10') Docks (9 Future) 1 (12'x14') Drive-In
Car Parking:	39 Spaces
Trailer Parking:	30 Stalls
Column Spacing:	50' x 40'
Speed Bays:	50' x 50'
Building Depth:	250'
Building Type:	Concrete Tilt Up
Power:	800 Amps, 480/277 Volt, 3 Phase 4 Wire
Fire Suppression:	ESFR
Lighting:	LED (Motion Sensors)
Lease Rate:	\$4.25/SF NNN



Contact

MATT EASTIN, SIOR, CCIM
+1 314 746 0350
matt.eastin@cushwake.com

ED LAMPITT, SIOR, CCIM
+1 314 746 0383
ed.lampitt@cushwake.com

FOR LEASE

1601-1609 Park 370 Place
Hazelwood, MO 63042

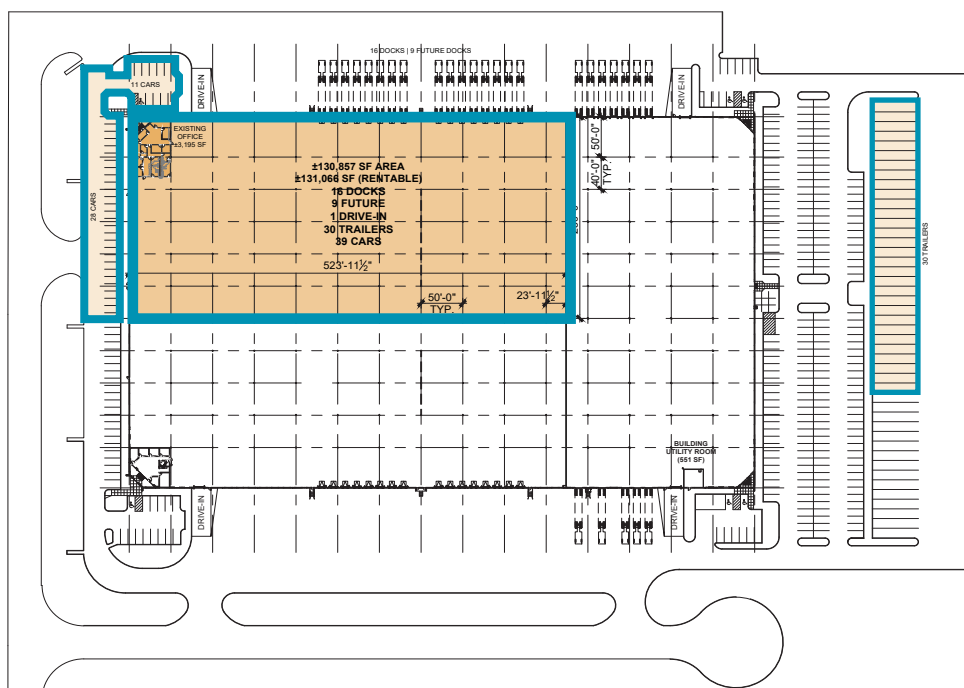


CUSHMAN &
WAKEFIELD

AERIAL



FLOOR PLAN



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.