

# 42,818 SF Industrial Owner/User Opportunity

## Prime Hazelwood Location



8830 Pershall Road | Hazelwood, MO 63042



- 42,818 SF (100% available)
- 2.5 AC lot
- 1965 (masonry)
- 9% office
- Ideal for owner/user
- 16' ceiling height (14' clear)
- 25' x 40' column spacing
- Drive-ins:
  - 2 @ 10'w x 10'h
  - 2 @ 10'w x 13'h
- Wet sprinklers
- Roof: May 2020 – New hypalon roof restoration using silicone coating with 5-year warranty
- Fenced surface parking lot
- HVAC: 100%
  - 6 Trane rooftop units
  - Gas heat
- Zoned I-2
- Inside a Qualified Opportunity Zone which may provide preferential Federal Tax treatment to the new owner

### Contact us:

**REBEKAH BAHN KINGSTON, ESQ., CCIM**  
Senior Vice President | St. Louis  
(d) 314 584 6203  
(c) 314 852 5134  
[rebekah.kingston@colliers.com](mailto:rebekah.kingston@colliers.com)

**TONY KENNEDY, CCIM**  
Senior Vice President | St. Louis  
(d) 314 584 6202  
(c) 314 630 4152  
[tony.kennedy@colliers.com](mailto:tony.kennedy@colliers.com)

Sale Price:

**\$1,325,000** (\$30.95/SF)

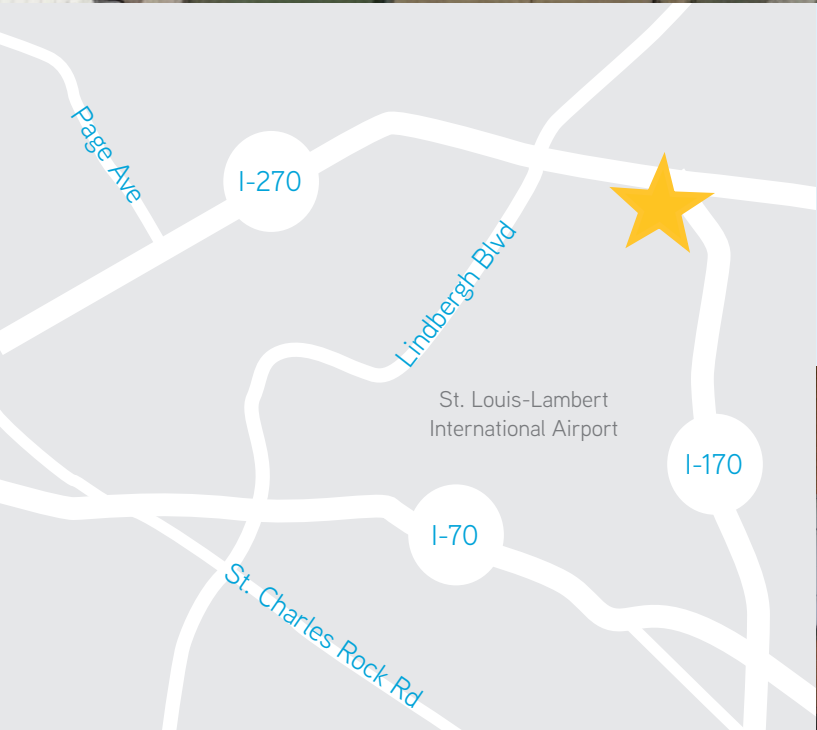


Colliers International  
101 South Hanley Road | Suite 1400  
St. Louis, MO 63105  
314 863 4447  
[colliers.com/stlouis](http://colliers.com/stlouis)

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**8830 PERSHALL ROAD**  
St. Louis, Missouri 63042

I-270



## SALE PRICE

\$1,325,000

42,818 SF on 2.5 AC



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