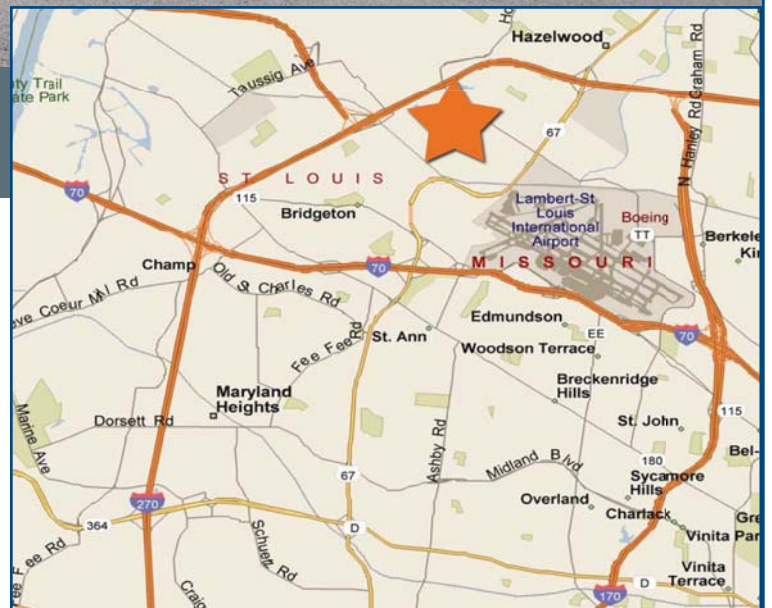




5651 Phantom Drive
Hazelwood, MO 63042

- Single Story Flex/Office Building
- 100% Air Conditioned
- Divisible
- 12'-15' Clear Ceilings
- 315+ Parking Spaces
- 2 Dock Doors (Expandable)
- Located in Brown Campus
- Immediate Access to I-270 and I-370
- Minutes from Lambert St. Louis Int'l Airport
- **Sale Price: \$1,600,000.00 (\$29.85/SF)**
- **Lease Rate: ~~\$6.95~~ \$6.50/SF NNN**
(Nets are \$2.70/SF)



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