

OFFICE SPACE FOR LEASE OR SALE

900 HORNET DRIVE

HAZELWOOD, MO 63042

PROPERTY DESCRIPTION

- Full building available
- 60,832 sf (divisible to 5,000 sf)
- **8/1,000 parking**
- Prominent building signage
- Easy access to I-270 and 370
- On-site Cummins building generator
180KVA, 150KW, 277/480 Volt
3-phase
- HVAC Controls - All digital, upgraded
in 2011
- Centrally located with proximity to St.
Louis and St. Charles County and
Lambert - St. Louis International
Airport
- Under new ownership and
management
- For Lease: \$10.00, NNN
\$18.50, Full Service
- For Sale: \$3,900,000 (\$64.11 psf)



BALKE BROWN TRANSWESTERN®

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LEASING INFORMATION

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FIRST FLOOR PLAN – 19,819 TOTAL RSF

Areas indicated are provided by owner & are not verified or warranted by domash designsources. All plans & measurements are subject to field verification.



SECOND FLOOR PLAN – 18,577 TOTAL RSF

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THIRD FLOOR PLAN – 22,436 TOTAL RSF

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