

INDUSTRIAL INVESTMENT SALE



12202 MISSOURI BOTTOM ROAD Hazelwood, Missouri

Sansone Group is pleased to present qualified investors with the opportunity to acquire a 90,533 square foot industrial building located at 12202 Missouri Bottom Road in Hazelwood, Missouri. The building is a high quality physical asset with strong, stable cash flow in a top tier industrial market.

Investment Summary	
PRICE	\$3,600,000
AREA OF BUILDINGS (SF)	90,533 SF
IN-PLACE NET OPERATING INCOME	\$386,748
CAP RATE	10.74%
PRICE (PSF)	\$39.76
TENANT NAME	Presence From Innovation (PFI)
LEASE	100% net leased until 12/31/2018
RENTAL RATE (PSF)	\$4.25 NNN
RENT STEP (PSF)	To \$4.50 PSF NNN on 1/1/2015
RENEWAL OPTIONS	Three (3), three (3) year fixed options

KEY INVESTMENT HIGHLIGHTS

Cash Flow:

- Strong stable cash flow with seven years of lease term remaining
- 100% Net Leased to Presence From Innovation (PFI)
- \$386,748 in place Net Operating Income
- Rent increase in 2015

Design

- Single or multi-tenant capable
- Features abundant loading, strong functional design and up to 22' clear ceiling height
- Built, managed and maintained to meet institutional standards

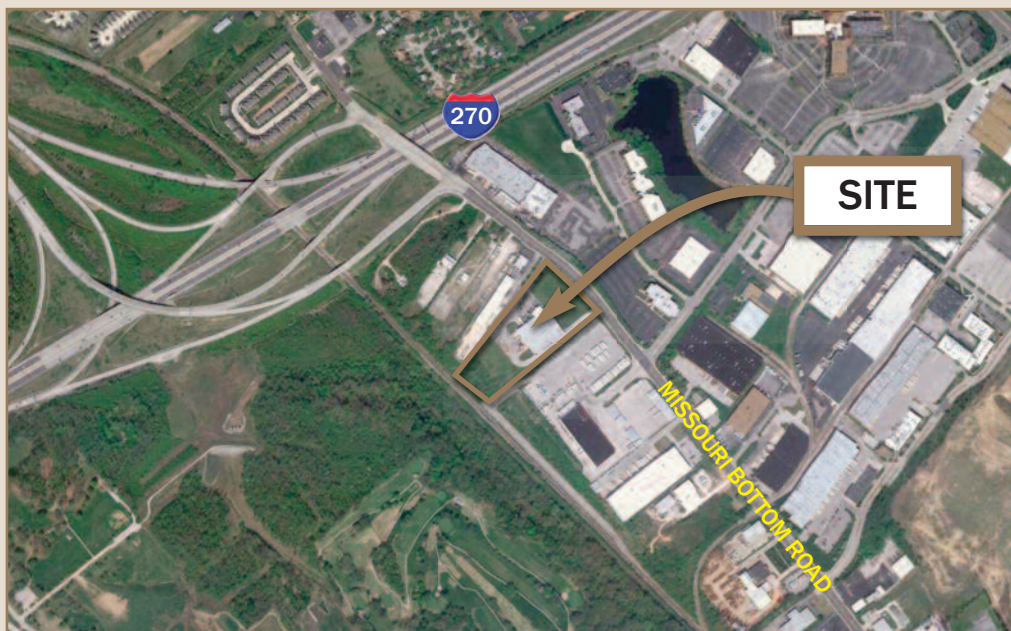
Location

- St. Louis is a top tier industrial market with 245,000,000 SF of industrial space
- Located adjacent to Lambert International Airport
- Stable, conservative market





Property Specifications	
Tenant	Presence From Innovation (PFI)
Current Use of Property	Manufacturing/Warehouse
Property Address	12202 Missouri Bottom Road
City, County, State, Zip Code	Hazelwood, St. Louis County, MO 63042
Area of Site	5.84 acres
Number of Buildings	2 (Buildings are connected)
Area of Building	90,533 SF
Office Area	18,000 +/- SF
Number of Stories	1 with basement and mezzanine areas
Applicable Building Codes	Original - 1987 B.O.C.A. Current - 2003 International Building Code
Zoning Code	I-1 Light Industrial District
Ceiling Heights	10' - 22' clear heights
Fire Sprinklers	Wet sprinkler system
Dock High Doors	6
Drive-in Doors	2
Power	480 volt, 3 phase, 3 wire, 1600 amp service 480 y277 volt, 4 wire, 2000 amp service
Roof System	Low sloped metal roof
Car Parking	66 parking spaces (0.7/1,000)
Elevator System	Dover hydraulic elevator system, 10,000 lb. capacity



VINCENT J. BAJARDI, CCIM
 vbajardi@sansonegroup.com
 JAKE CORRIGAN
 jcorrigan@sansonegroup.com

120 S. Central, Suite 500
 Saint Louis, MO 63105
 p: 314.727.6664
 f: 314.727.6101

