



HAZELWOOD

TRADEPORT

±3 Million SF, 325 Acre Masterplanned Industrial Park

BUILDING 3, 1601 TRADEPORT DRIVE, HAZELWOOD, MO 63042
±493,000 SF Distribution Facility | New Construction

TOTAL AVAILABLE FOR LEASE: ±124,952 SF
18 YEAR TAX ABATEMENT



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CBRE



REPUTABLE TENANTS

24Seven
Logistics

DHL
LOGISTICS

LKQ

MYGRANT
GLASS

wayfair

DM

POTTER

Okta
Identity

XPO
Logistics

HAZELWOOD TRADEPORT | LOCATION



HAZELWOOD
TRADEPORT



- **STRATEGICALLY LOCATED** off Highway 370 with convenient access to I-270, I-70 and I-170.
- **10 MINUTE DRIVE** to UPS, FedEx and USPS
- **12 MINUTE DRIVE** to St. Louis Lambert International Airport
- **30 MINUTE DRIVE** to downtown St. Louis



KEY
NEWLY CONSTRUCTED BUILDINGS
FUTURE BUILDINGS
UNDER CONSTRUCTION



TAX ABATED for 18 years with no reassessment risk



NEWLY CONSTRUCTED, Class A distribution facility with generous TI packages



ABUNDANT & SKILLED WORKFORCE ready to serve business within Hazelwood TradePort



STABLE, RESPONSIVE and well capitalized ownership with deep in-house engineering expertise



Founded in 2012, **NORTHPOINT HAS DEVELOPED ±70 MILLION SF** in more than 21 states for tenants such as Chewy, Home Depot, Amazon, UPS, Lowes, Hostess, GE, Adidas, Ford and General Motors



HAZELWOOD TRADEPORT | BUILDING 3 SPECS

Lease Rate	\$4.50 PSF NNN
Building Size	±493,000 SF
Available SF (Minimum Divisible: 124,952 SF)	±124,952 SF
Building Dimensions	520' X 936'
Building Configuration	Cross dock
Column Bay Spacing	50' X 52'
Loading Bay Spacing	60' X 52'
Clear Height	36'
Dock Doors	13 (with knock-outs for up to 7 additional docks)

Drive in Doors	1
Trailer Parking	31 remote trailer parking stalls
Auto Parking	65 stalls
Truck Court	185' (60' concrete apron)
Flooring	7" non-reinforced floors
Building Electrical	4000 AMP electrical service (upgradeable)
Fire Protection	ESFR sprinkler system
Lighting	LED High Bay lighting to achieve 30 FC Average @ 36" AFF
Construction	Tilt-up concrete with clerestory windows

FOR MORE INFORMATION,
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