

±3 Million SF, 325 Acre Masterplanned Industrial Park

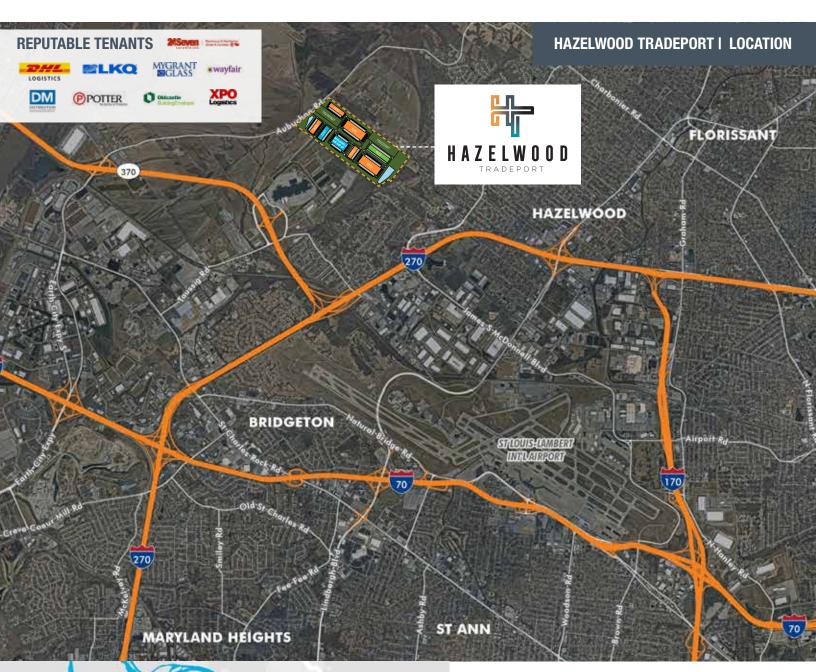
BUILDING 3, 1601 TRADEPORT DRIVE, HAZELWOOD, MO 63042 ±493,000 SF Distribution Facility | New Construction

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



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- **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

HAZELWOOD TRADEPORT I MASTER PLAN





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	Drive in Doors	1
Building Size	±493,000 SF	Trailer Parking	31 remote trailer parking stalls
Available SF (Minimum Divisible: 124,952 SF)	±124,952 SF	Auto Parking	65 stalls
		Truck Court	185' (60' concrete apron)
Building Dimensions	520' X 936'	Flooring	7" non-reinforced floors
Building Configuration	Cross dock	Building Electrical	4000 AMP electrical service (upgradeable)
Column Bay Spacing	50' X 52'	Fire Protection	ESFR sprinkler system
Loading Bay Spacing	60' X 52'	Lighting	LED High Bay lighting to achieve
Clear Height	36'		30 FC Average @ 36" AFF
Dock Doors	13 (with knock-outs for up to 7 additional docks)	Construction	Tilt-up concrete with clerestory windows

FOR MORE INFORMATION, PLEASE CONTACT:

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