



HAZELWOOD

TRADEPORT

355 Acre, ±4 Million SF Master Planned Industrial Park

BUILDING 4, 1500 TRADEPORT DRIVE, HAZELWOOD, MO 63042

±407,552 SF Distribution Facility | New Construction

TOTAL AVAILABLE FOR LEASE: ±80,000 SF



Brian Bush
Senior Vice President
+1 314 655 6052
brian.bush@cbre.com

Jon Hinds, SIOR
Senior Vice President
+1 314 655 6026
jon.hinds@cbre.com

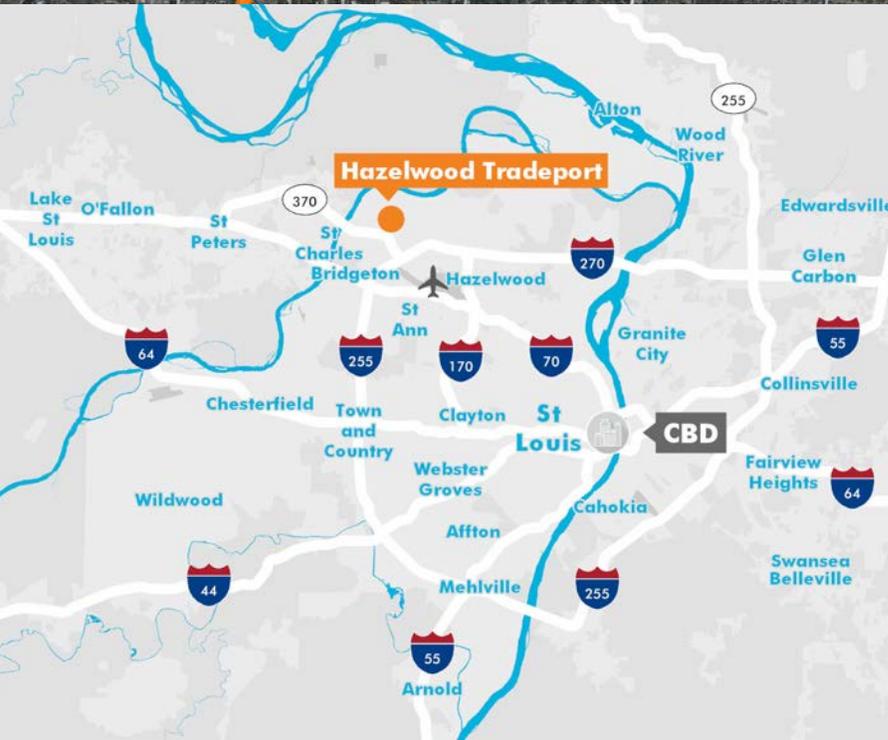
CBRE



REPUTABLE TENANTS



HAZELWOOD TRADEPORT | LOCATION



- **STRATEGICALLY LOCATED** off Highway 370 with convenient access to I-270, I-70 and I-170.
- **4 METRO BUS STOPS** located within park
- **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 | 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



Founded in 2012, **NORTHPOINT HAS DEVELOPED ±107.4 MILLION SF** in more than 23 states for tenants such as Chewy, Home Depot, Amazon, UPS, Lowes, Hostess, GE, Adidas, Ford and General Motors

HAZELWOOD TRADEPORT BUILDING 4 SPECS

Lease Rate	\$5.60 PSF NNN
Available SF	±79,847 SF
Office SF	±1,958 SF
Building Configuration	Rear Loaded
Building Depth	282'
Column Spacing	54' x 52'
Speed Bay Spacing	60' x 52'
Clear Height	36'
Dock Doors	10 Docks (with knock-outs for up to 8 additional docks)
Drive-in Doors	1 (14' x 16')
Trailer Parking	20
Auto Parking	55
Truck Court	185' deep
Flooring	7" non-reinforced concrete
Electrical	600 amp, 480 volt, 3-phase electrical
Fire Protection	ESFR sprinkler system
Lighting	LED high bay lighting with motion sensors to achieve 30 FC average @ 30" AFF
Construction	Tilt-up concrete with Clerestory windows

FOR MORE INFORMATION,
PLEASE CONTACT:

Brian Bush
Senior Vice President
+1 314 655 6052
brian.bush@cbre.com

Jon Hinds, SIOR
Senior Vice President
+1 314 655 6026
jon.hinds@cbre.com

