



HAZELWOOD

TRADEPORT

325 Acre, ±3,306,880 SF Masterplanned Industrial Park

BUILDING 5, HAZELWOOD, MO 63042
±412,550 SF Distribution Facility | Under Construction

TOTAL AVAILABLE FOR LEASE: ±412,550 SF
Q2 2021 DELIVERY | 18 YEAR TAX ABATEMENT



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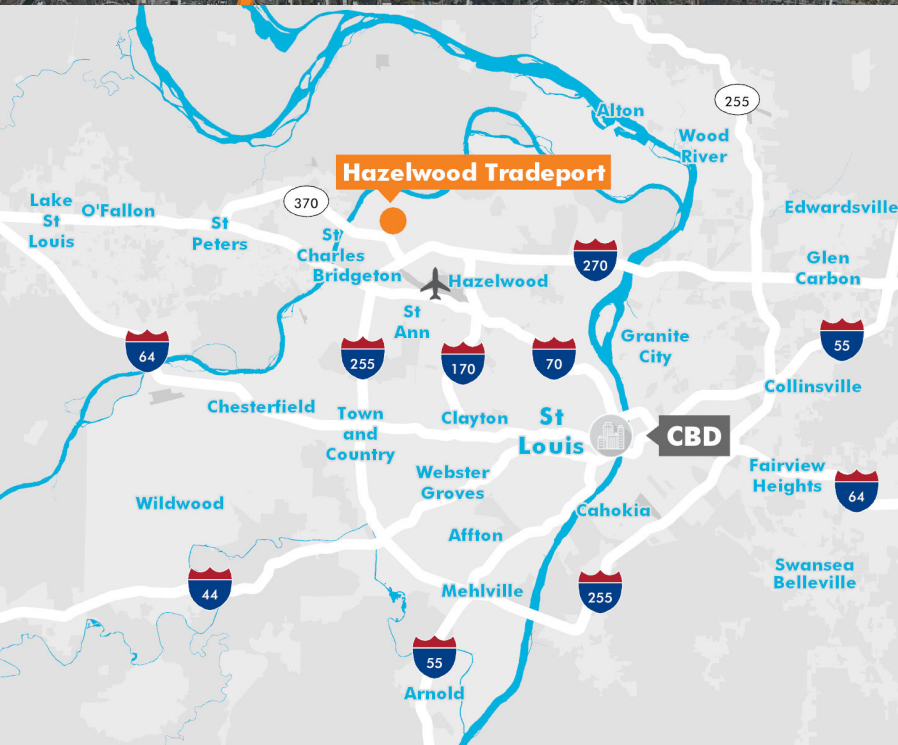
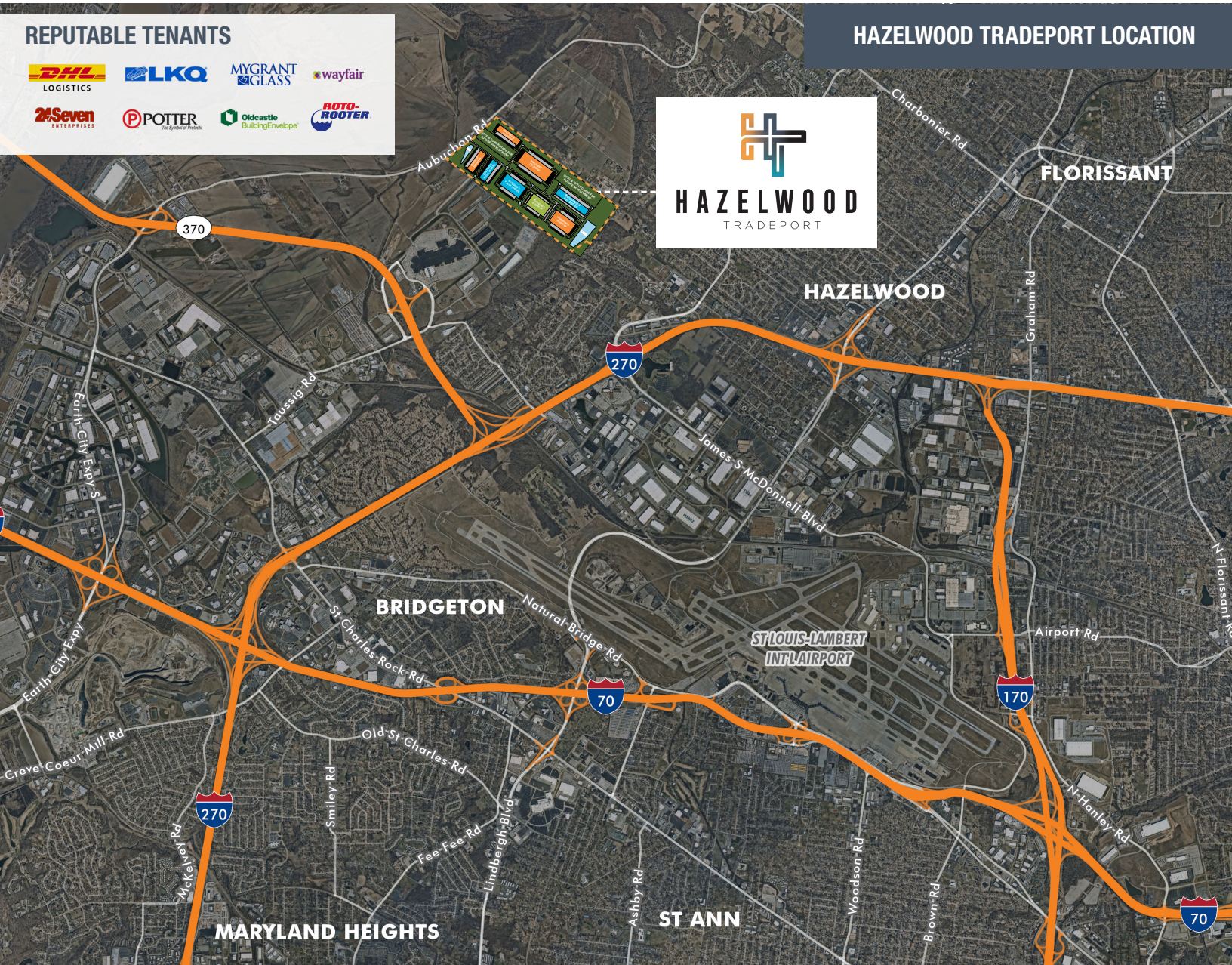
CBRE



REPUTABLE TENANTS



HAZELWOOD TRADEPORT LOCATION



- **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 MASTER PLAN



KEY

- NEWLY CONSTRUCTED BUILDINGS
- FUTURE BUILDINGS
- UNDER CONSTRUCTION



TAX ABATED for 18 years with no reassessment risk



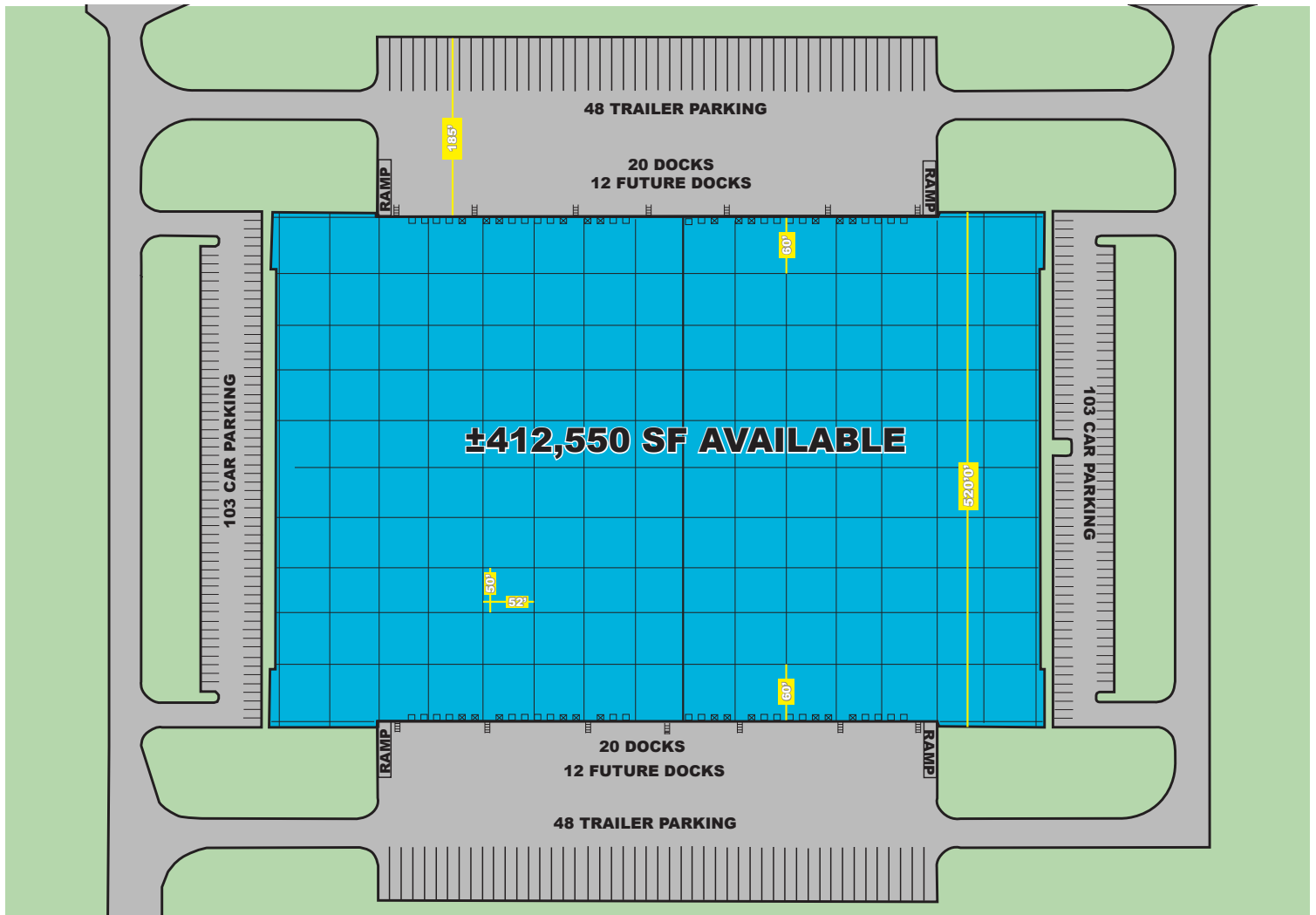
NEWLY CONSTRUCTED, Class A distribution facility with generous TI packages



ABUNDANT & SKILLED WORKFORCE ready to serve business within Hazelwood TradePort



Founded in 2012, **NORTHPOINT HAS DEVELOPED ±75 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 5 SPECS

Lease Rate	\$4.50 PSF, NNN
Building Size	±412,550 SF
Available SF (Minimum Divisible: ±95,000 SF)	±412,550 SF
Building Dimensions	520' X 796'
Building Configuration	Cross-dock
Column Bay Spacing	52' X 50'
Loading Bay Spacing	52' X 60'
Clear Height	40'
Dock Doors	40 (with knock-outs for up to 24 additional docks)

Drive in Doors	4
Trailer Parking	96 remote trailer parking stalls
Auto Parking	206 stalls
Truck Court	185' (60' Concrete Apron)
Flooring	7" Non-reinforced concrete, 4,000 PSI
Building Electrical	4,000 AMP electrical service (upgradable)
Fire Protection	ESFR sprinkler system
Lighting	LED high bay lighting to achieve 30 FC average @ 30" AFF
Construction	100% Tilt-up concrete

FOR MORE INFORMATION,
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