



HAZELWOOD

TRADEPORT

325 Acre Masterplanned Industrial Park

252,000 SF Distribution Facility

4806 TRADE ACCESS BLVD, BUILDING 2
HAZELWOOD, MO 63042

TOTAL AVAILABLE FOR LEASE: 75,469 SF
18 YEAR TAX ABATEMENT



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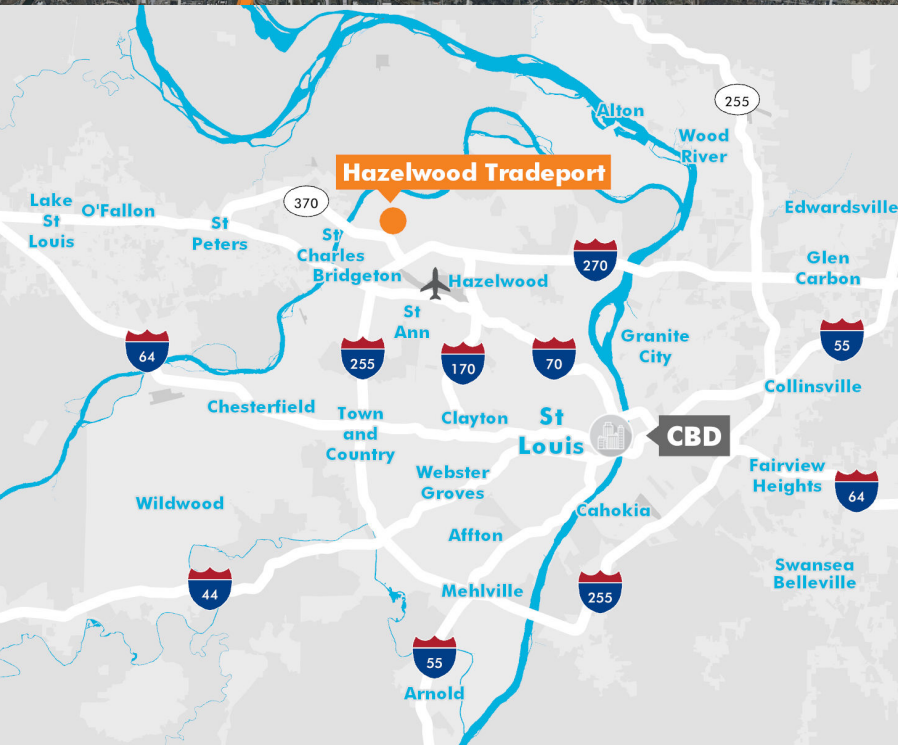
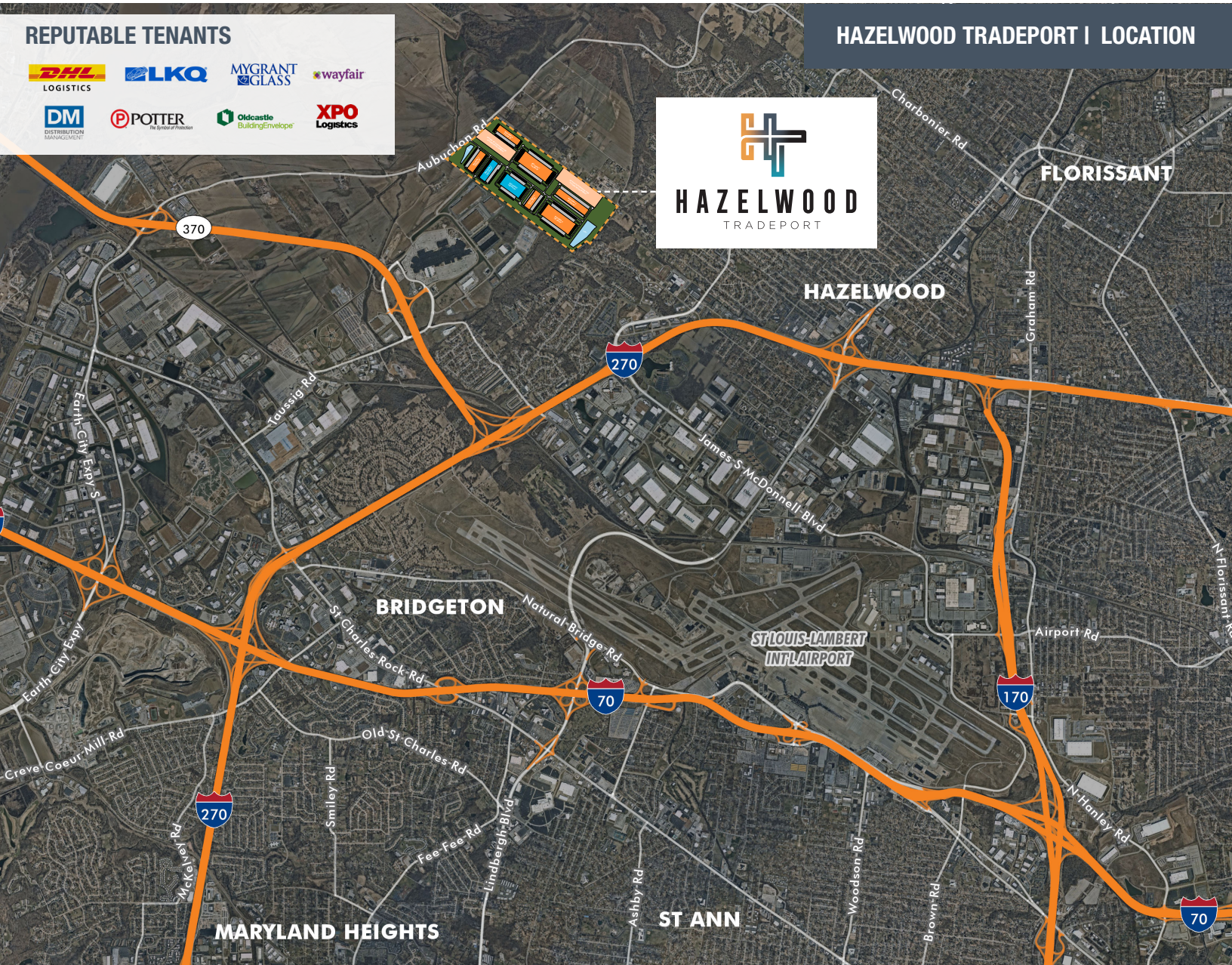
CBRE



REPUTABLE TENANTS

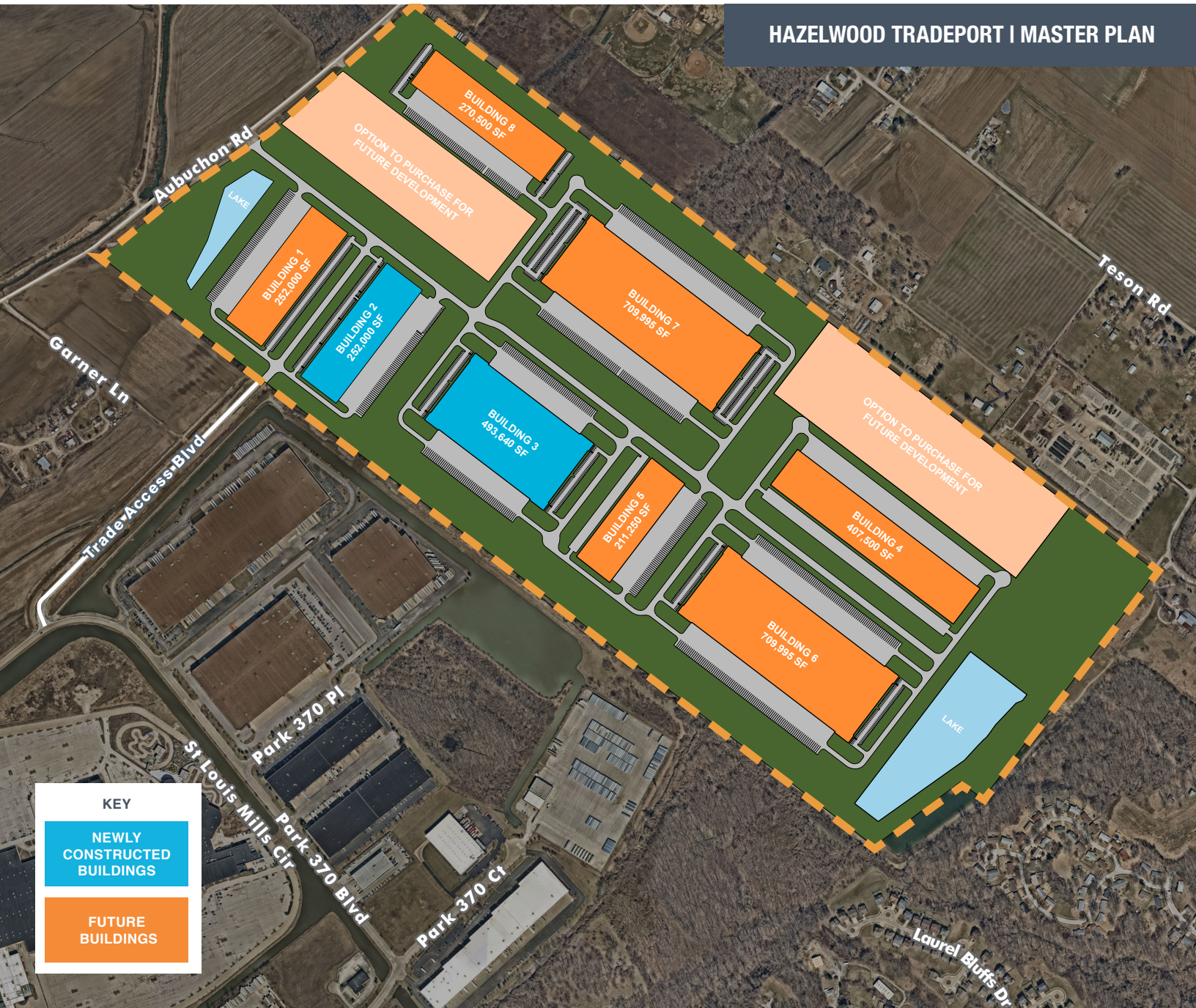


HAZELWOOD TRADEPORT I LOCATION



- **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



TAX ABATED for 18 years with no reassessment risk



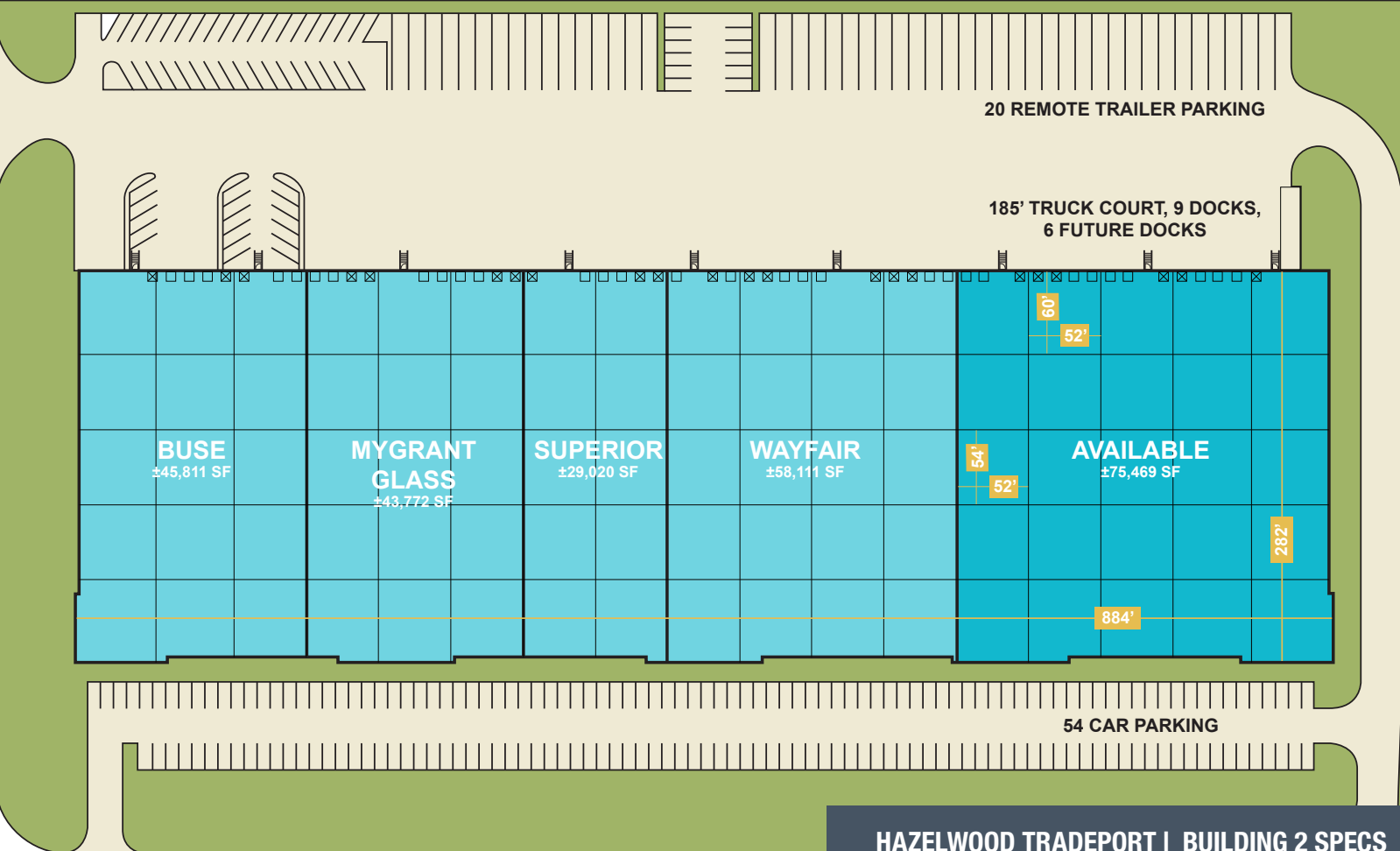
NEWLY CONSTRUCTED, Class A distribution facility with generous TI packages



ABUNDANT & SKILLED WORKFORCE ready to serve business within Hazelwood TradePort



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



HAZELWOOD TRADEPORT | BUILDING 2 SPECS

Lease Rate	\$4.95 PSF NNN
Building Size	±252,000 SF
Available SF (Minimum Divisible: 29,000 SF)	±75,469 SF
Building Dimensions	282' X 884'
Building Configuration	Rear loaded
Column Bay Spacing	54' X 52'
Loading Bay Spacing	60' X 52'
Clear Height	36'
Dock Doors	9 (with knock-outs for up to 6 additional docks)

Drive in Doors	1
Trailer Parking	20 remote trailer parking spots
Auto Parking	54 spaces
Truck Court	185' (60' concrete apron)
Flooring	7" non-reinforced floors
Building Electrical	2000 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

FOR MORE INFORMATION, PLEASE CONTACT:

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