

# 133 JAMES S. MCDONNELL BOULEVARD

**HAZELWOOD, MO 63042**

**±204,365 SF DISTRIBUTION BUILDING FOR LEASE | NEW CONSTRUCTION  
15 YEAR TAX ABATEMENT**



**CBRE**

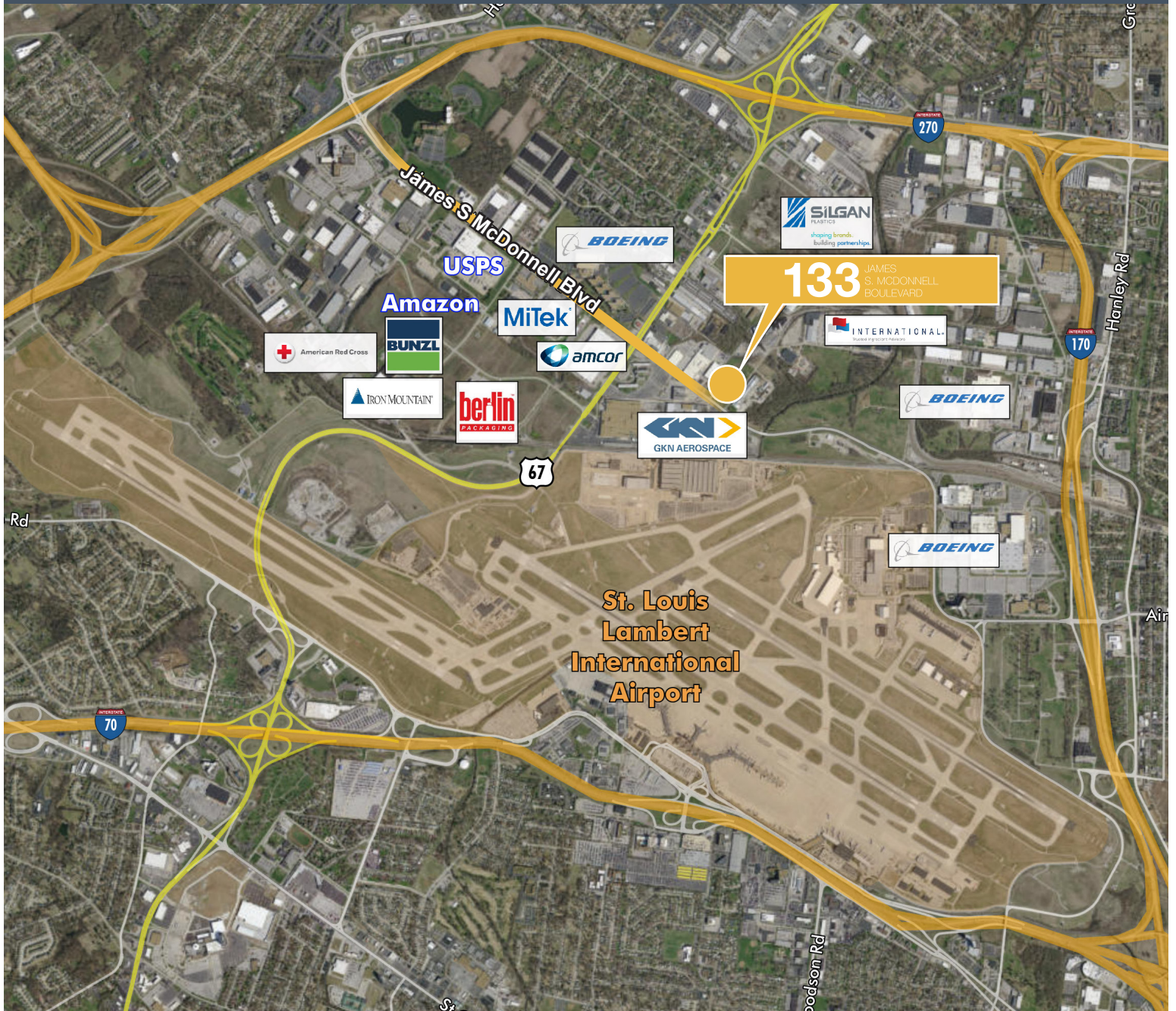
**Brian Bush**  
First Vice President  
+1 314 655 6052  
brian.bush@cbre.com

**Will Mura**  
Senior Associate  
+1 314 655 5826  
will.mura@cbre.com





# LOCATION



**BEST-IN-MARKET TAX ABATEMENT** with initial taxes of \$0.05/SF



**STRATEGICALLY LOCATED** near Lambert International Airport with convenient access to I-270, I-70 AND I-170



**NEWLY CONSTRUCTED, class A** distribution facility with generous TI packages



**ABUNDANT & SKILLED WORKFORCE** ready to serve business

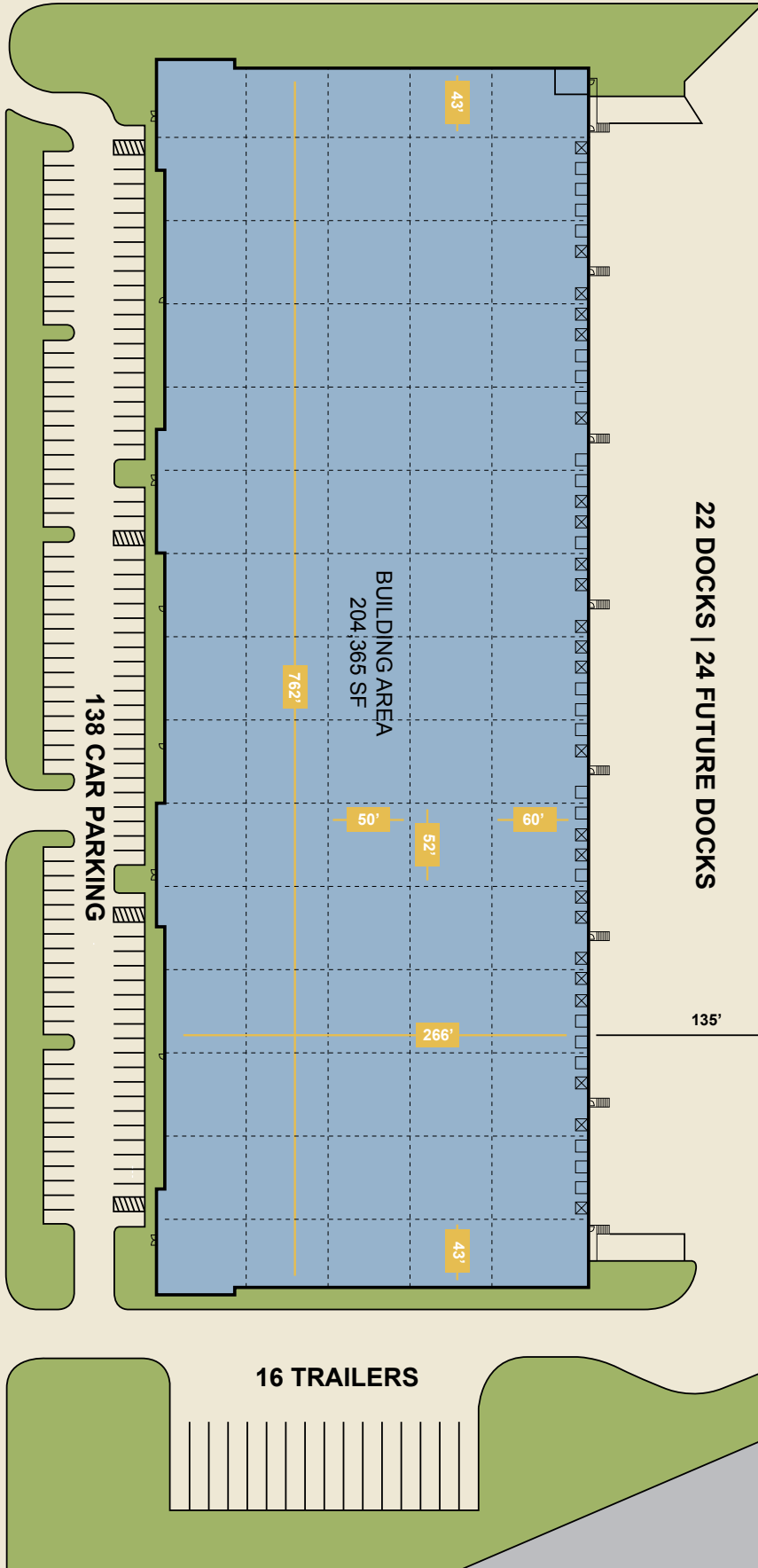


**WELL CAPITALIZED, HIGHLY EXPERIENCED** landlord and developer with deep in-house engineering expertise. NorthPoint has developed +75 Million SF in more than 21 states for tenants such as Chewy, Home Depot, Amazon, GE, Hostess, Loews, UPS, Adidas, Ford and General Motors.

# SITE PLAN & SPECS

JAMES S. McDONNELL BLVD

BYASSEEDR.



<b>Lease Rate</b>	\$5.25 PSF NNN
<b>Operating Expenses</b>	\$0.63
<b>Building Size</b>	±204,365
<b>Acres</b>	11.08
<b>Available SF</b> (Minimum Divisible: ±25,000 SF)	±204,365
<b>Building Dimensions</b>	266' X 762'
<b>Building Configuration</b>	Rear loaded
<b>Column Bay Spacing</b>	50' X 52'
<b>Loading Bay Spacing</b>	60' X 52'
<b>Clear Height</b>	36'
<b>Dock Doors</b>	22 ( w/ knock-outs for up to 24 additional doors)
<b>Drive in Doors</b>	2
<b>Trailer parking</b>	16 trailer stalls
<b>Auto Parking</b>	138 stalls
<b>Truck Court</b>	135' (60' concrete apron)
<b>Flooring</b>	7" non-reinforced concrete
<b>Electrical</b>	3000 AMP electrical service (upgradeable)
<b>Fire Protection</b>	ESFR sprinkler system
<b>Lighting</b>	LED High Bay lighting to achieve 30 FC Average @ 36" AFF
<b>Construction</b>	Tilt-up concrete with Clerestory window



# TAX ABATEMENT SCHEDULE

## Abatement Year 133 James McDonnell

Year 1	\$0.05
Year 2	\$0.07
Year 3	\$0.09
Year 4	\$0.11
Year 5	\$0.17
Year 6	\$0.19
Year 7	\$0.23
Year 8	\$0.27
Year 9	\$0.31

## Abatement Year 133 James McDonnell

Year 10	\$0.37
Year 11	\$0.41
Year 12	\$0.57
Year 13	\$0.65
Year 14	\$0.71
Year 15	\$0.78
Year 16	\$-
Year 17	\$-
Year 18	\$-



## AT A GLANCE

**74.6MM SF**  
INDUSTRIAL SPACE DEVELOPED  
& MANAGED SINCE 2012

**17.8MM SF**  
INDUSTRIAL SPACE CURRENTLY  
UNDER CONSTRUCTION

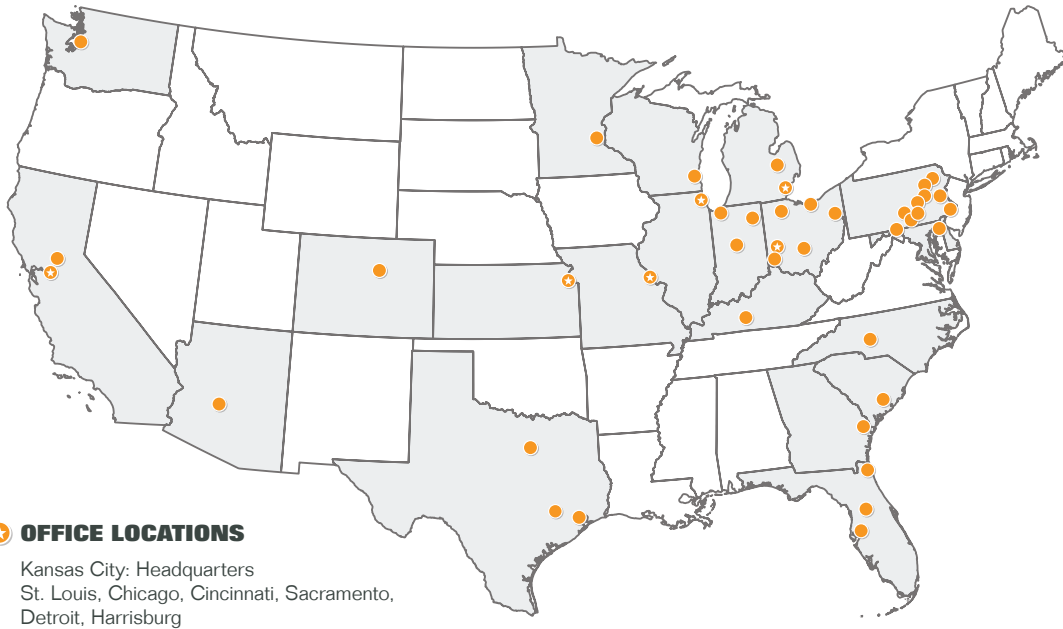
**14.2MM SF**  
INDUSTRIAL SPACE  
LEASED IN 2019

**\$6.5+BILLION**  
TOTAL CAPITAL RAISED  
SINCE 2012

**164+** INDUSTRIAL  
CLIENTS

## ACTIVEMARKETS

Currently active in 21 states



FOR MORE INFORMATION,  
PLEASE CONTACT:

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will.mura@cbre.com

**CBRE**



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