

NOW LEASING

±44,010 SF available



Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states

Hazelwood Logistics Center 1

306 Hazelwood Logistics Center Dr | Hazelwood, MO

Hazelwood Logistics Center 1 (HLC 1) is a ±199,288 SF, state of the art, distribution facility located in Hazelwood, Missouri, a business friendly city. The property offers real estate tax abatement for significantly lower operating costs.

- › ±44,010 SF available
- › ±2,437 SF office
- › Real estate tax abatement
- › 52'w x 55'd columns (280' deep)
- › 32' minimum clear height
- › ESFR fire suppression
- › 400 amps 480/277
- › 6 dock doors, 4 future
- › (1) 12' x 14' drive-in doors
- › LED lighting to achieve 30 fc
- › 50 car parking spaces
- › 13 trailers
- › **Lease Rate: \$7.75 PSF, NNN**



<2mi

to I-270, I-170, I-70
and Hwy 370



2mi

to Lambert-St. Louis
International Airport



7-9mi

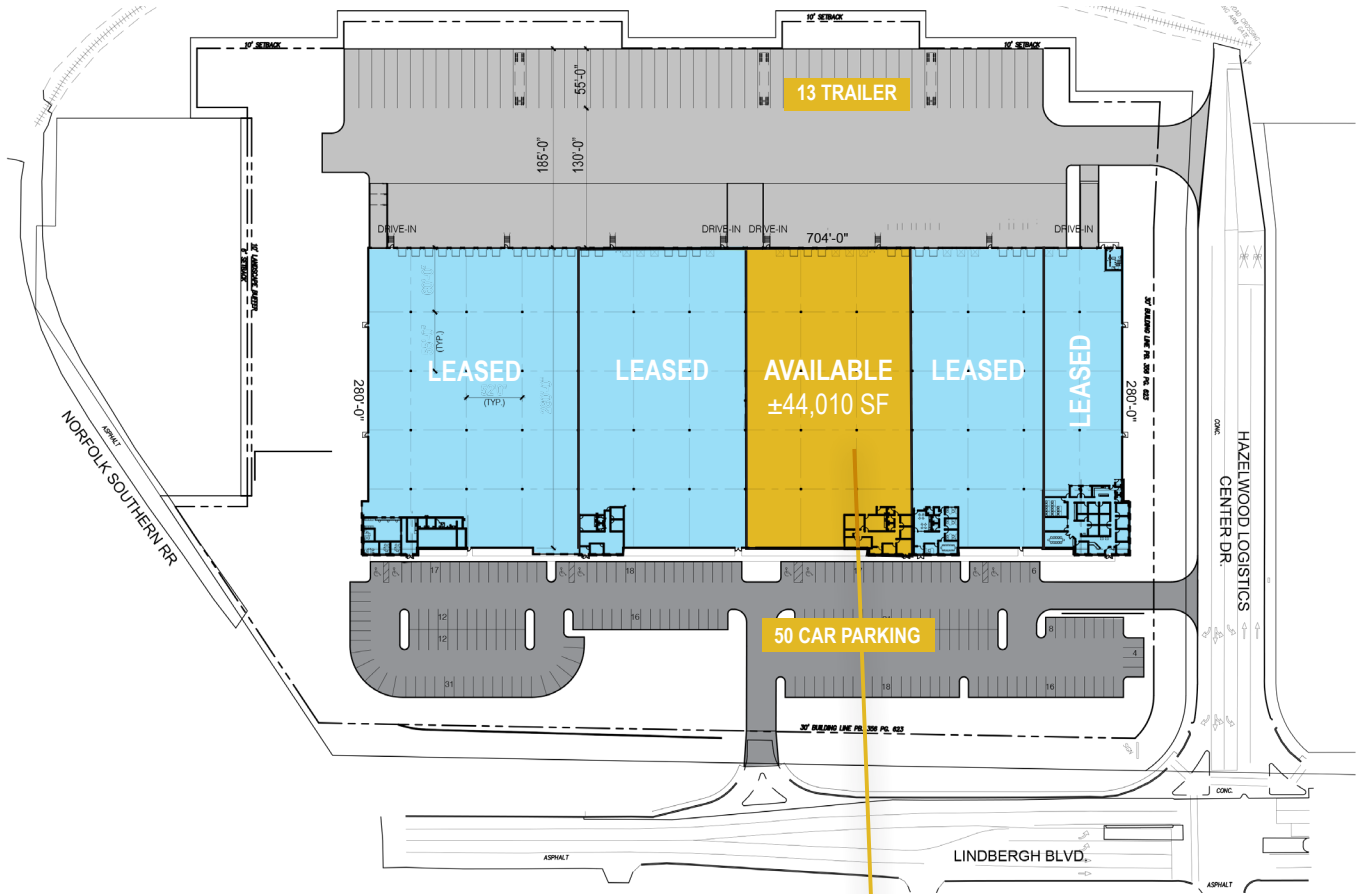
to UPS and FedEx
Ground



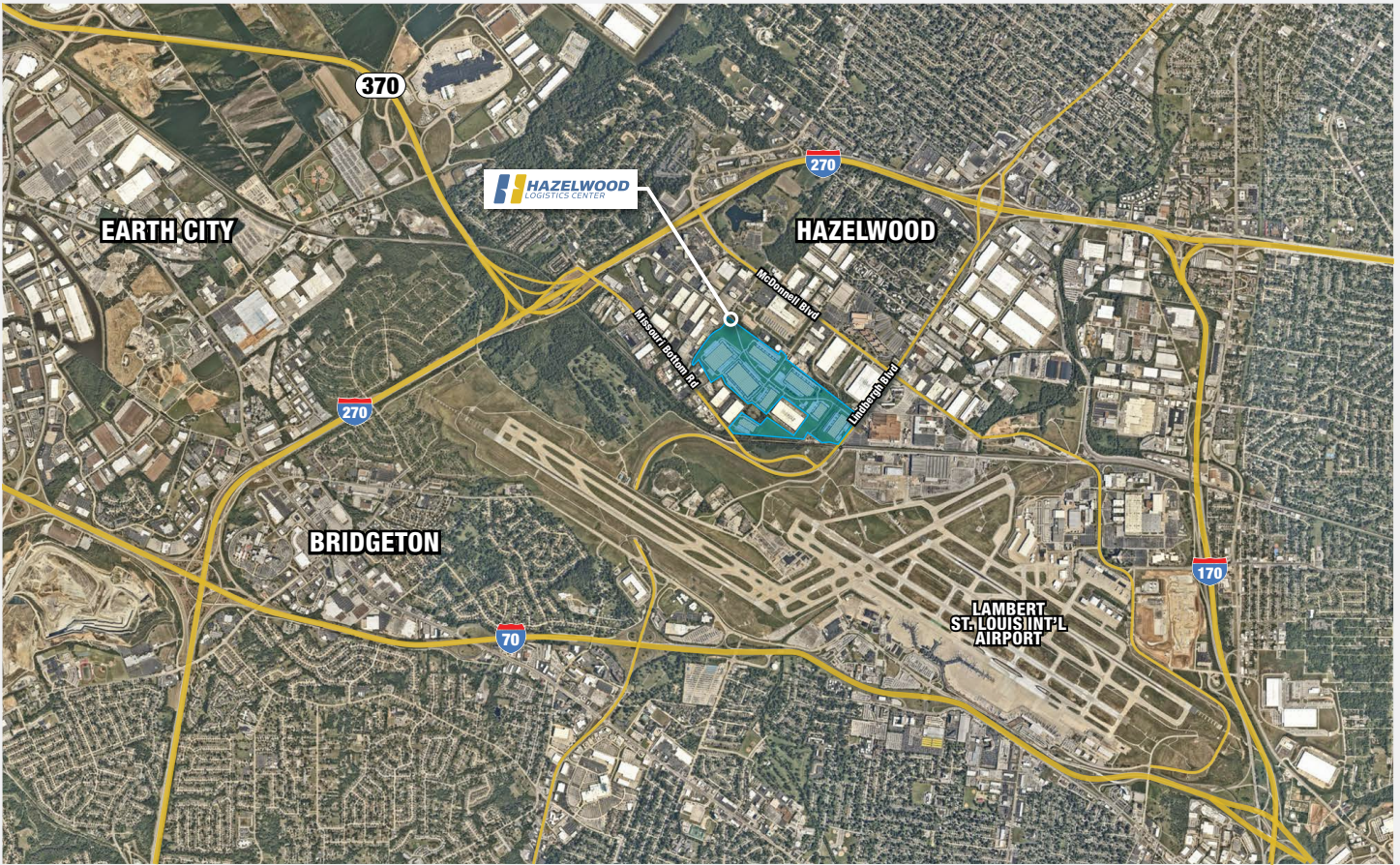
14-26mi

to Norfolk Southern,
BNSF, CSX, UP
Intermodal

Site Plan



Direct Access



5
INTERCHANGES

Strategically located to provide access to primary transportation infrastructure, Hazelwood Logistics Center has direct access, via **five interchanges**, to **four different Interstates** including I-270, I-170, I-70 and Hwy 370.

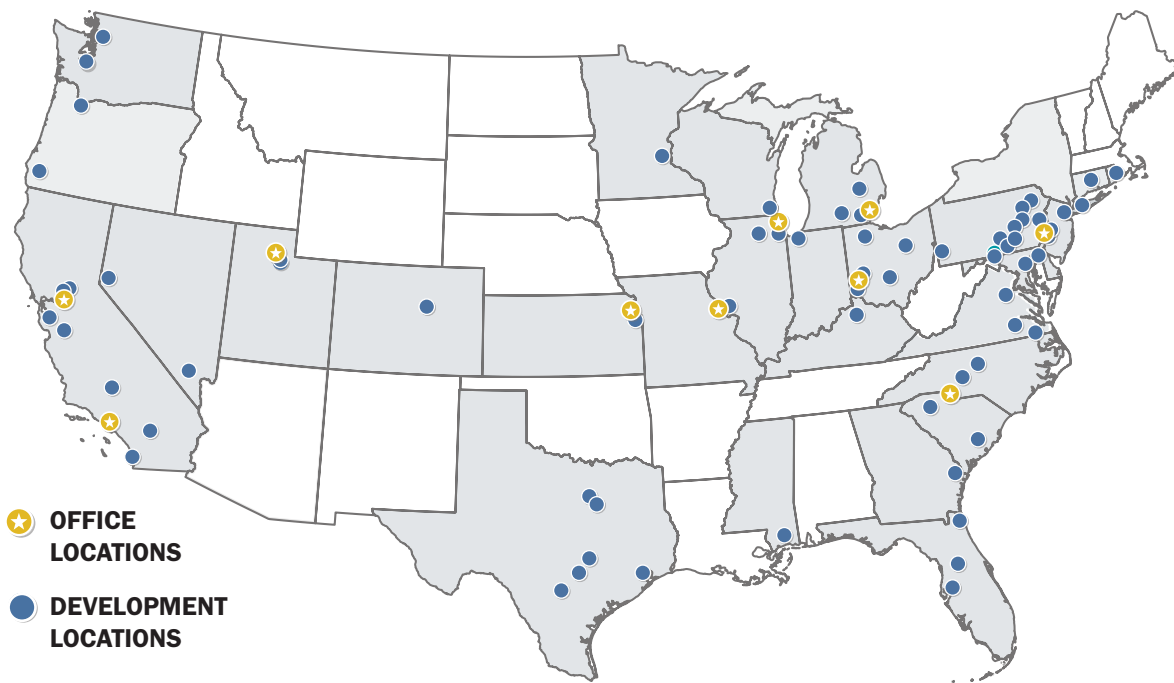
Access to labor is equally strong. The North County submarket supplies one of the largest skilled labor pools in St. Louis Metro.

**ACTIVE
SUPPLY
OF
LABOR**

Experienced Developer Trusted Partner

Established in 2012, NorthPoint Development is a privately held real estate development firm specializing in the development of Class A Real Estate facilities. Our firm differentiates itself from competitors through a strong engineering, technical, and data driven focus. We employ numerous data scientists, as well as, civil, geotech, electrical, industrial, and computer engineers.

NorthPoint is currently active in 26 states across the United States and has developed more than 150.2 MSF of new industrial facilities. Our motto "Beyond the Contract" embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Our approach in all business relationships is to be fair and to operate by the "Golden Rule."



150.2 MM SF
CURRENT INDUSTRIAL
PORTFOLIO

28.9 MM SF
INDUSTRIAL SPACE
UNDER CONSTRUCTION

8.8 MM SF
INDUSTRIAL SPACE
LEASED IN 2023

\$18.8 BILLION
TOTAL CAPITAL RAISED
SINCE INCEPTION

107 THOUSAND
EST. JOBS CREATED
IN OUR DEVELOPMENTS

\$12.8 MILLION
CHARITABLE CONTRIBUTIONS
SINCE INCEPTION

OWNED AND DEVELOPED BY:



LEASED BY:



David Branding
+1 314 338 2084
david.branding@jll.com
jll.com/st-louis | +1 314 338 2080

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