



HAZELWOOD
TRADEPORT

BUILDING 3:
109,964 SF AVAILABLE

LOCATED IN A 355 ACRE, ±3.8 MILLION SF
MASTER PLANNED INDUSTRIAL PARK IN
HAZELWOOD, MO 63042



1601 TRADEPORT DRIVE, HAZELWOOD, MO 63042

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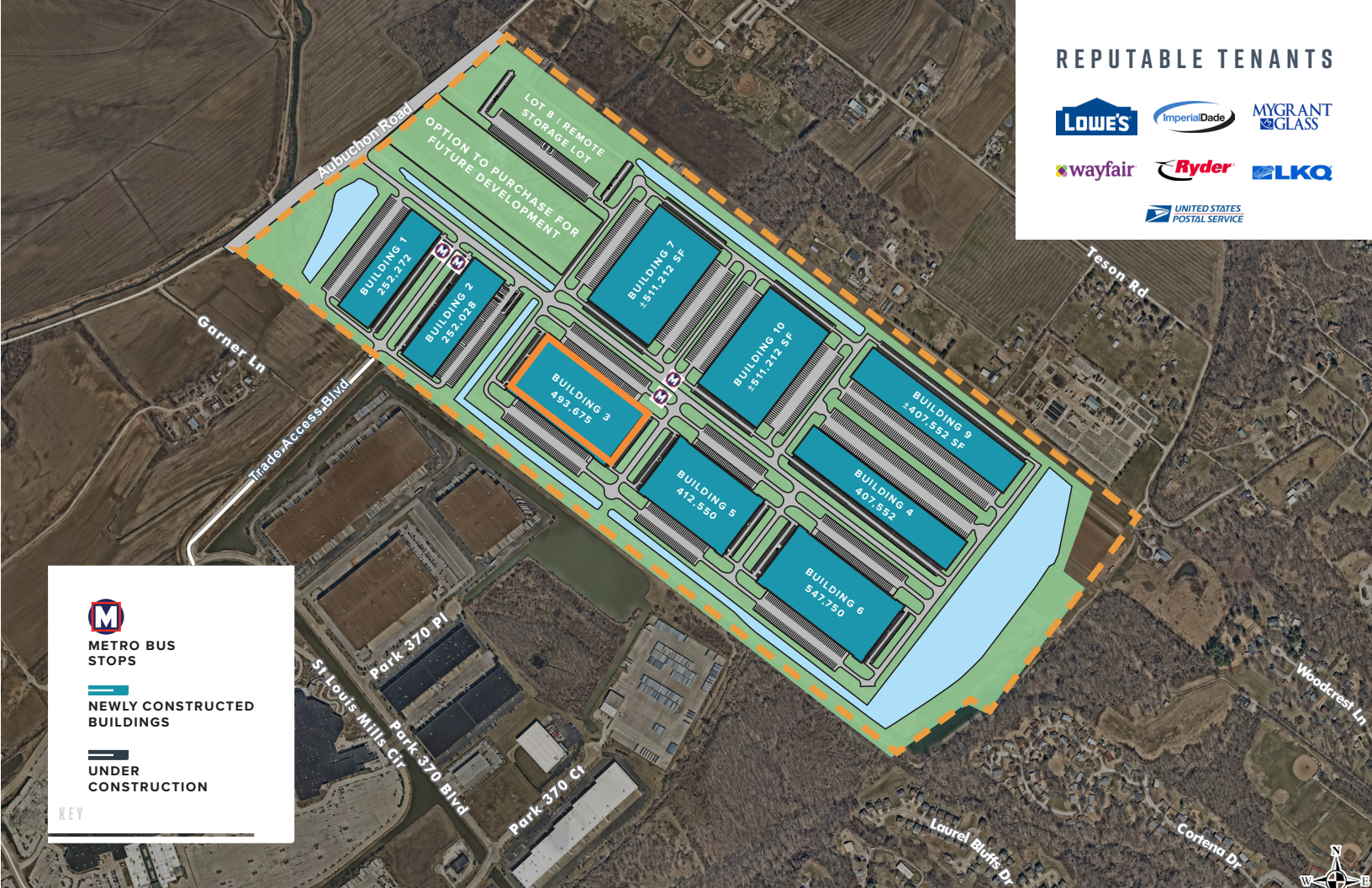
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CBRE

REPUTABLE TENANTS



M
METRO BUS STOPS

NEWLY CONSTRUCTED BUILDINGS

UNDER CONSTRUCTION

KEY



Hazelwood TradePort is a +/-355 acre **institutional quality industrial park** that offers a range of leasing opportunities across multiple buildings that are **well suited for logistics and e-commerce operators**



Hazelwood TradePort offers **rear loaded and cross docked buildings with best in class specifications** including 36' and 40' clear ceiling heights, fully equipped dock packages with 45,000 lb. levelers, high efficiency LED warehouse lights with occupancy sensors, Clerestory windows, and generous truck courts and truck parking



A strong labor pool in North St. Louis County provides an **abundant & skilled workforce** that is ready to serve business within Hazelwood TradePort



Established in 2012, **NorthPoint Development** is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, **NorthPoint can provide end-to-end expertise, leading to expedited solutions.** Serving industry-leading clients such as Chewy, Home Depot, GE, Ford, Tesla, Ryder, AFB and PepsiCo.

TAX ABATEMENT

All buildings within Hazelwood TradePort offer **significantly reduced taxes with an 18 year abatement schedule** that is not subject to reassessment.

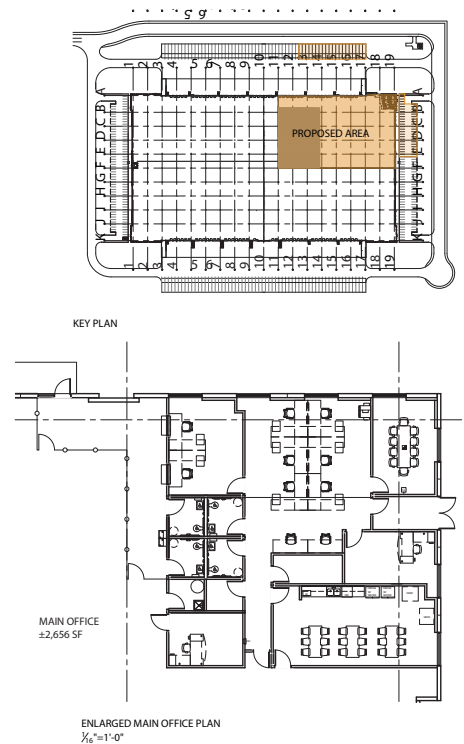
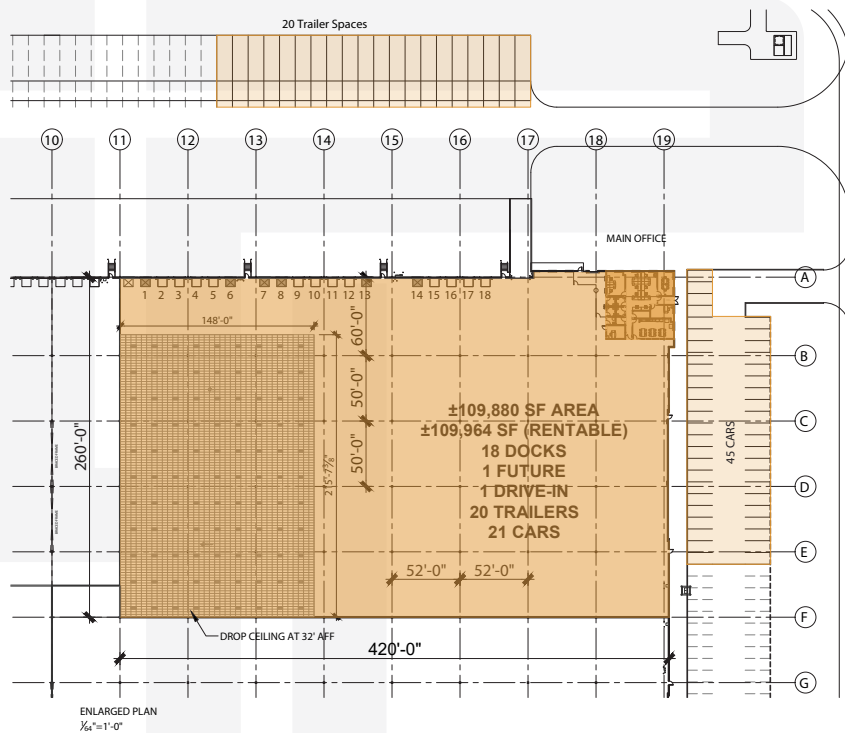
SAVINGS VS. FULLY ASSESSED BUILDING IN ST. LOUIS COUNTY

SIZE	150,000 SF
TERM	10 YEARS
*ESTIMATED SAVINGS	\$2.25 MILLION

* ESTIMATE IS BASED ON FULLY ASSESSED TAXES OF \$1.60 PSF FOR SIMILAR QUALITY BUILDINGS IN ST. LOUIS COUNTY

HAZELWOOD TRADEPORT BUILDING 3 SPECS

BUILDING SIZE	±493,000 SF	DRIVE-IN DOORS	1
AVAILABLE SF	±109,964 SF	TRAILER PARKING	20 stalls
OFFICE SF	±2,671 SF	AUTO PARKING	45 spaces
BUILDING DIMENSIONS	260'd x 420' w	ELECTRICAL	800 Amp, 480/277 Volt, 3-Phase service
BUILDING CONFIGURATION	Side Loaded	FIRE PROTECTION	ESFR
TYPICAL COLUMN BAY SPACING	50'd X 52'w	LIGHTING	LED high bay lighting with motion sensors
LOADING BAY SPACING	60'd x 52'w	FLOORING	7" Non-Reinforced
CLEAR HEIGHT	36'	ROOF	White TPO with R20 insulation value and 15 year manufacturer's warranty
DOCK DOORS	18 with 1 knock-out position	CONSTRUCTION	100% Tilt up concrete



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