

HAZELWOOD BUSINESS PARK

LIGHT INDUSTRIAL | TECH | MANUFACTURING FOR LEASE

30,000 - 818,861 SF CONTIGUOUS SPACE
IN NEW PREMIER BUSINESS PARK

5555 ST. LOUIS MILLS BLVD., HAZELWOOD, MO 63042



Hazelwood Business Park is a new business park redevelopment of the former St. Louis Mills Mall in Hazelwood, Missouri. Hazelwood Business Park will include a combination of light industrial, tech, manufacturing, and retail/restaurant uses. Located on 82 acres, Hazelwood Business Park is centrally located in St. Louis County and offers immediate access to Highway 370 and I-270. The location offers convenient driving distances of 10 minutes to St. Louis Lambert International Airport and 30 minutes to downtown St. Louis.

Colliers

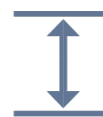
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Industrial.
COMMERCIAL PROPERTIES
Transforming the shape of business.

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22' - 40'
Clear Height



40' x 40'
Column Spacing



Abundant Parking
(5.75/1,000 SF)



Docks & Drive-ins
to Suit



18-Year Tax
Abatement



ESFR Sprinkler
System



LED High Bay
Lighting



Office SF
Built to Suit

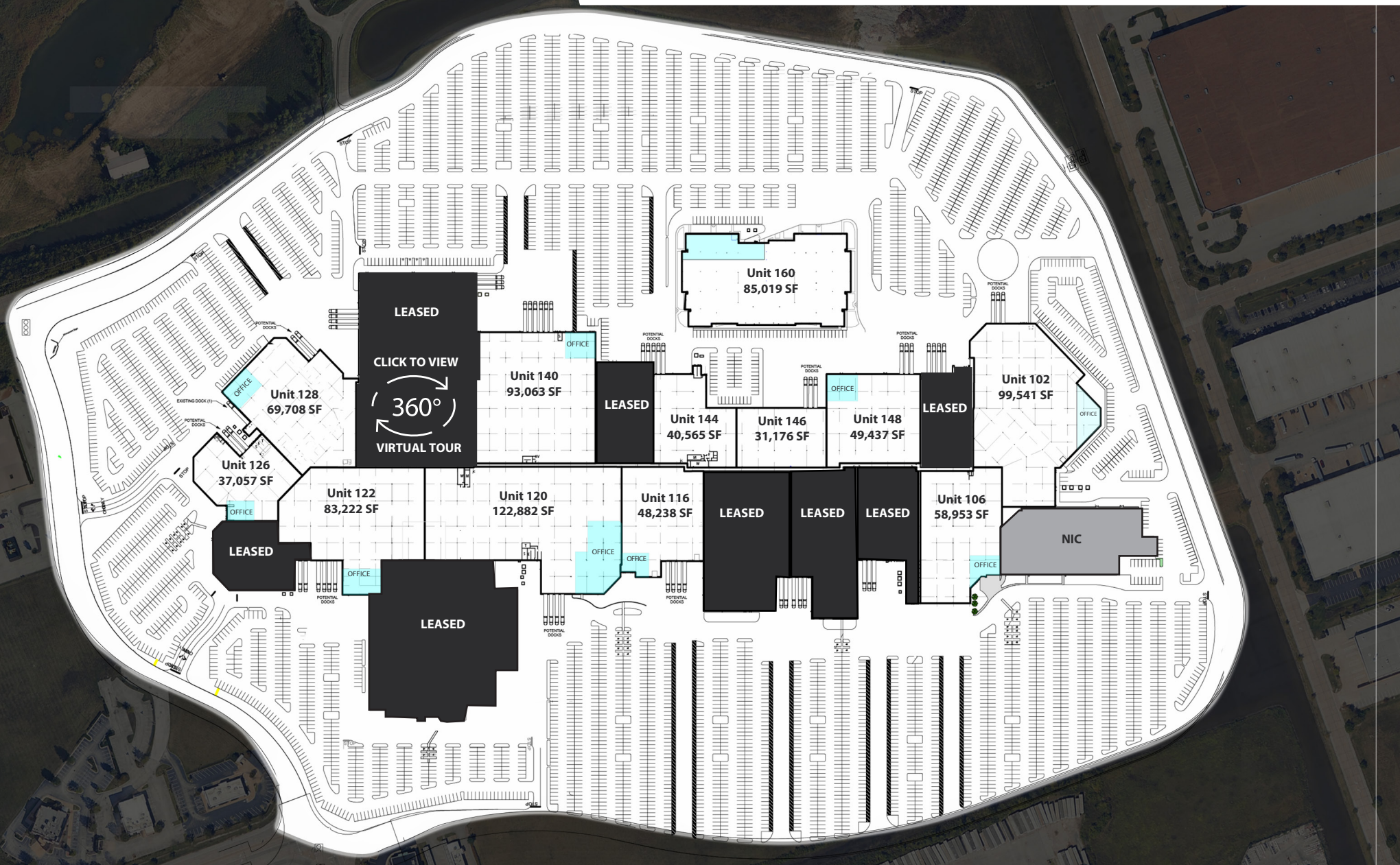


480V 3-phase power
(17 Megawatts total)

Lease Rate: Contact Broker for Pricing

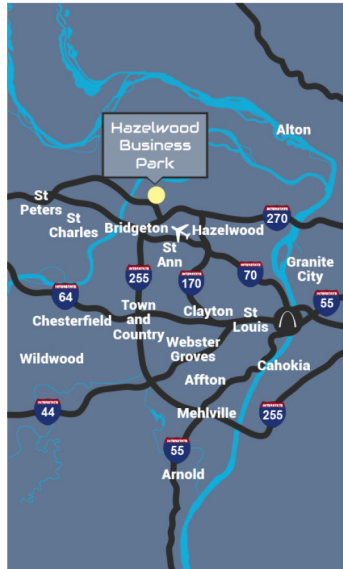
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- **STRATEGICALLY LOCATED**
off highway 370 with convenient access to I-270, I-70, and I-170
- **10 MINUTE DRIVE**
to St. Louis Lambert International Airport
- **30 MINUTE DRIVE**
to downtown St. Louis
- **A STRONG LABOR POOL**
in North St. Louis County provides an abundant & skilled workforce that is ready to serve businesses within HBP



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FOR MORE INFORMATION, PLEASE CONTACT:



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