



# HAZELWOOD

TRADEPORT

**BUILDING 2:** ±252,028 SF TOTAL  
45,811 SF END CAP SPACE  
AVAILABLE FOR LEASE

**100% TEMP CONTROLLED WITH  
HEAVY POWER**

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



**4806 TRADE ACCESS BOULEVARD, HAZELWOOD, MO 63042**

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**CBRE**



ST. CHARLES

MISSOURI RIVER

141

370

EARTH CITY

270

HAZELWOOD

LINDBERGH BLVD

BRIDGETON

70



LAMBERT ST. LOUIS INT'L AIRPORT

ST. CHARLES ROCK ROAD



**4 METRO BUS STOPS**

located within the park

**STRATEGICALLY LOCATED**

off Hwy 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

## REPUTABLE TENANTS

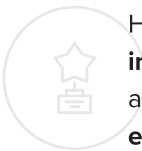


**M**  
METRO BUS STOPS

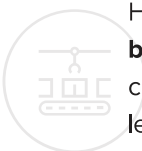
NEWLY CONSTRUCTED BUILDINGS

UNDER CONSTRUCTION

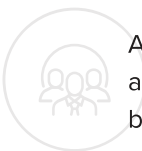
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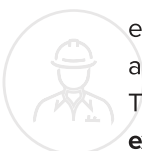
Hazelwood TradePort is a +/-355 acre **institutional quality industrial park** that offers a range of leasing opportunities across multiple buildings that are **well suited for logistics and e-commerce operators**



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, ABF 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.

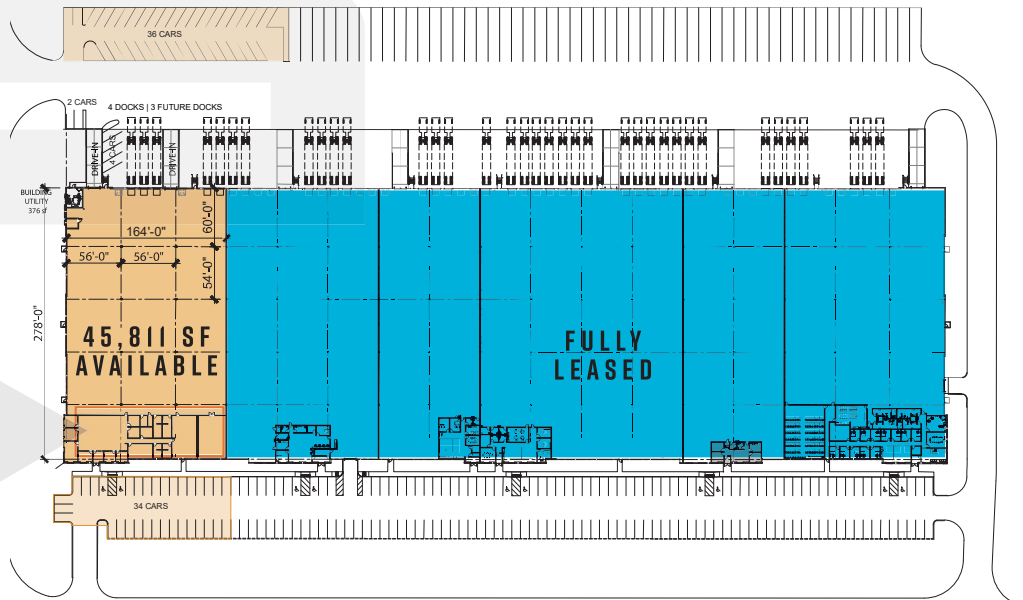
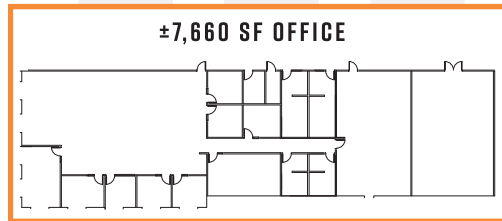
### SAVINGS VS. FULLY ASSESSED BUILDING IN ST. LOUIS COUNTY

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 2 SPECS

<b>BUILDING SIZE</b>	±252,028 SF	<b>DOCK DOORS</b>	5 with 1 knockout panel
<b>AVAILABLE SF</b>	45,811 SF	<b>DRIVE-IN DOORS</b>	2 (12' x 14')
<b>OFFICE SF</b>	±7,660 SF	<b>TRAILER PARKING</b>	36 cars, or able to be restriped for trailers
<b>BUILDING CONFIGURATION</b>	Rear Loaded	<b>AUTO-PARKING</b>	34 spaces
<b>BUILDING DEPTH</b>	278'	<b>FLOORING</b>	7" non-reinforced
<b>TYPICAL COLUMN SPACING</b>	54'd X 52'w	<b>ELECTRICAL</b>	800 amps, 277/480 volt, 3-phase with multiple electrical drops
<b>SPEED BAY SPACING</b>	60'd x 52'w	<b>FIRE PROTECTION</b>	ESFR sprinkler system
<b>CLEAR HEIGHT</b>	36'	<b>LIGHTING</b>	LED with motion sensors, 30 FC average; measured at 30" AFF
<b>WAREHOUSE HVAC</b>	100% temp controlled	<b>CONSTRUCTION</b>	Tilt-up concrete with clerestory windows



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