

Available October 2027



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

Hazelwood Logistics Center 2

422 Hazelwood Logistics Center Dr | Hazelwood, MO

Hazelwood Logistics Center 2 (HLC 2) is a ±421,800 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.

- › ±150,521 SF available
- › ±2,204 SF office build out
- › Real estate tax abatement
- › 36' minimum clear height
- › 52'x50' column spacing
- › 800 amp/ 277/480 V/ 3-phase
- › 16 dock doors (expandable to 30)
- › 12'w x 14'h drive-in door
- › ESFR fire suppression
- › 135' deep, truck court
- › 15 trailer storage stalls
- › 68 car parking
- › **Asking Rate: \$6.95, NNN**



<2mi

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



2mi

to Lambert-St. Louis
International Airport



7-9mi

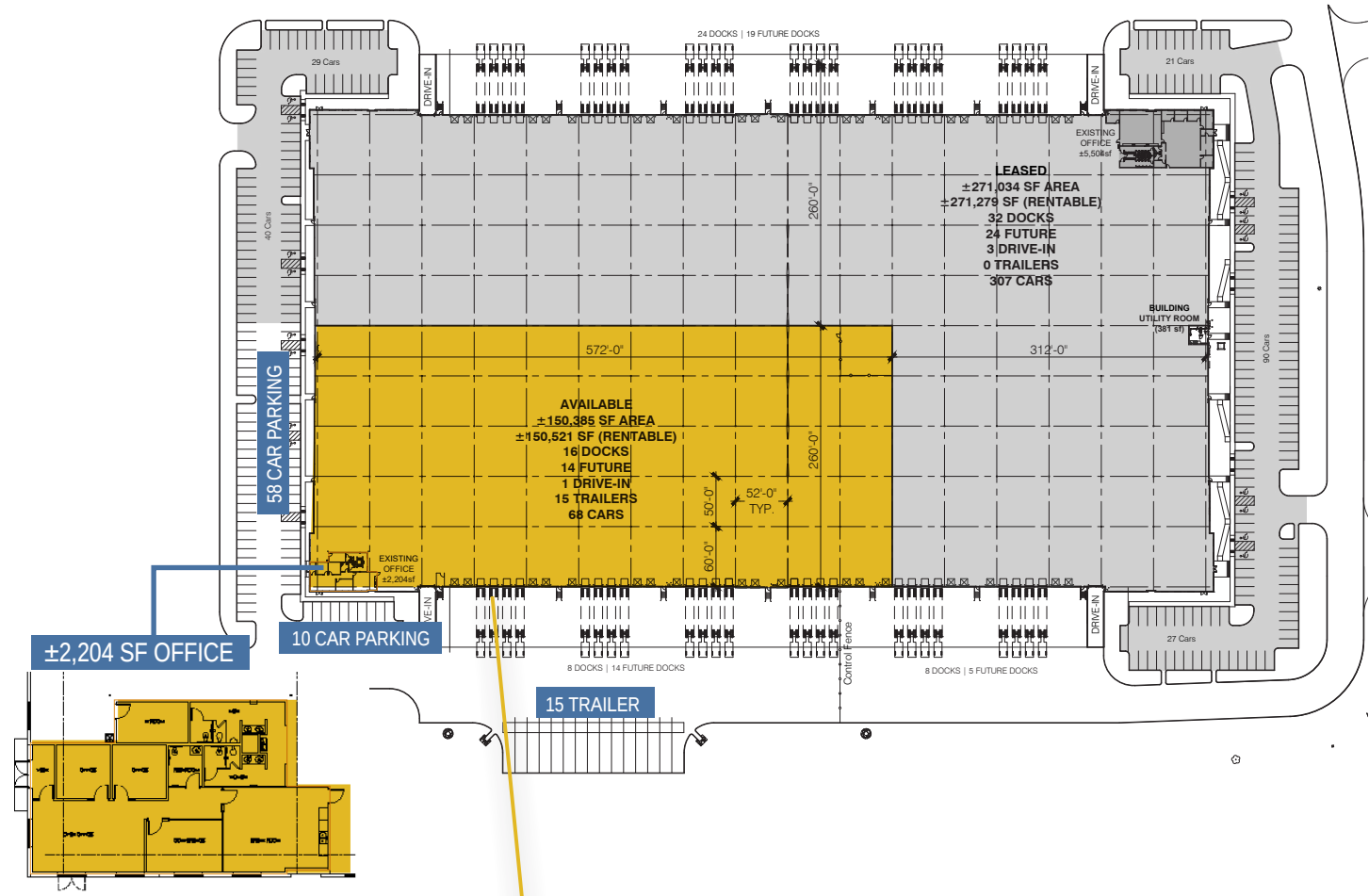
to UPS and FedEx
Ground



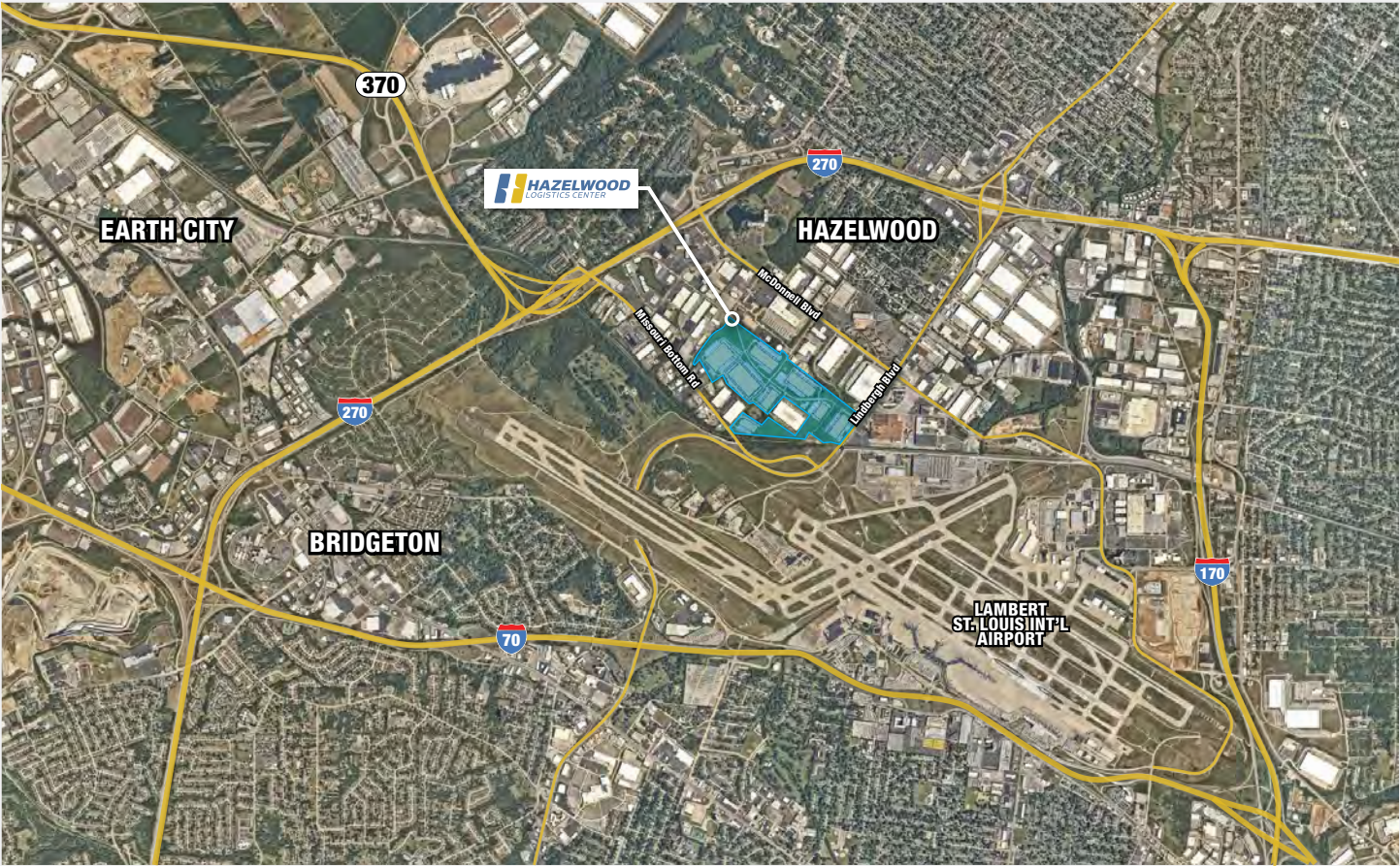
14-26mi

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.

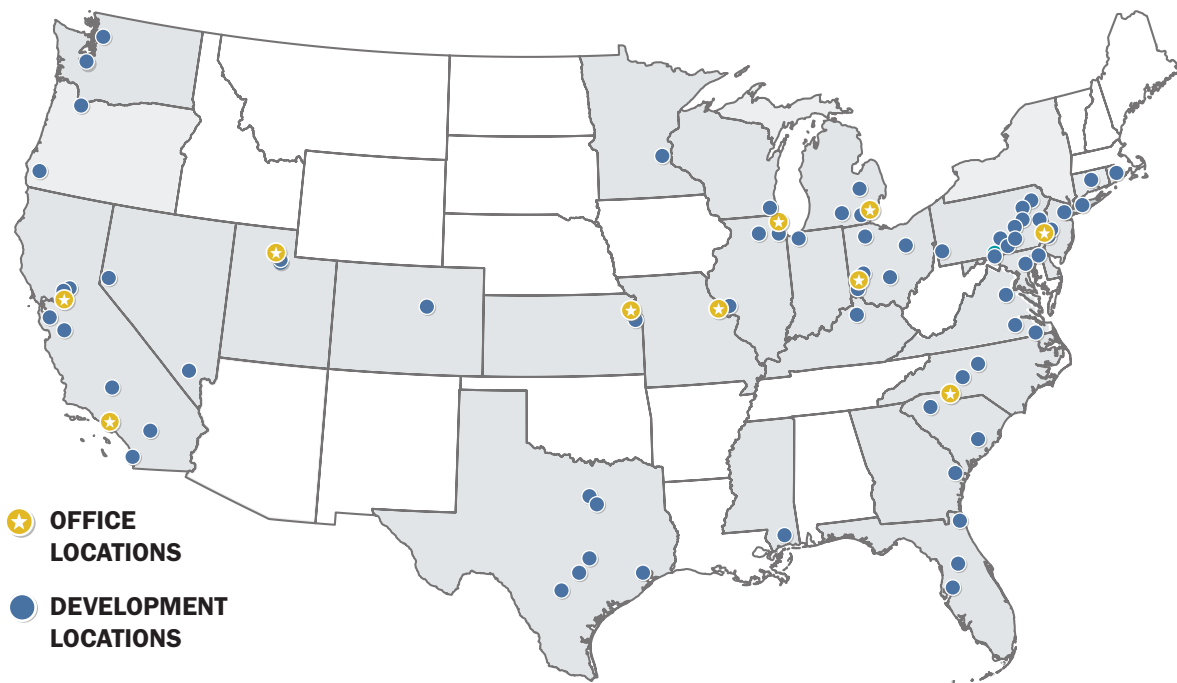
Access to labor is equally strong. The North County submarket supplies one of the largest skilled labor pools in St. Louis Metro.

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."



159.7 MM SF

CURRENT INDUSTRIAL
PORTFOLIO

5 MM SF

INDUSTRIAL SPACE
UNDER CONSTRUCTION

15.5 MM SF

INDUSTRIAL SPACE
LEASED IN 2025

\$21.6 BILLION

TOTAL CAPITAL RAISED
SINCE INCEPTION

125 THOUSAND

EST. JOBS CREATED
IN OUR DEVELOPMENTS

\$15.9 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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