

LAKESIDE

LOGISTICS CENTER

SPENCER ROAD | ST. PETERS, MO 63376

BUILD-TO-SUIT & LAND SALE

Lakeside Logistics Center is an ± 82 -acre master-planned business park strategically located in the St. Charles County submarket, offering immediate access to I-70, MO-370 and direct connectivity to customers, employees and the greater St. Louis region.

With premium infrastructure, flexible site sizes and the ability to accommodate buildings **up to $\pm 1,000,000$ SF**, Lakeside Logistics Center provides the ideal location for modern distribution, manufacturing and industrial operations.



± 82 Acres
Available for
BTS & Sale



$\pm 1,000,000$ SF
Max Building
Size



Development-Ready
Zoning & Utilities in
Place

± 82 ACRES AVAILABLE

HIGHWAY ACCESS

SALT RIVER ROAD

SPENCER ROAD

370

70

I-70 INTERSECTION

Access Made Easy

Located at the intersection of I-70 and MO-370, Lakeside Logistics Center provides easy access to multiple full-access interchanges, connecting businesses to St. Charles County, St. Louis County and the broader St. Louis metro area.

With multiple routes in and out of the park, getting employees, customers and freight where they need to be is easy. Immediate access to roadways puts the region's major transportation network just minutes away.

4 
FULL-ACCESS
INTERCHANGES

2 
MINUTES
TO I-70

1 
MINUTE TO
MO-370





All the Connections

Lakeside Logistics Center is **well connected to the market**. Its prime location is just 8 minutes from Earth City (MO-141), 9 minutes from Hazelwood (I-270), 10 minutes from Maryland Heights (MO-141) and 15 minutes from St. Louis Lambert International Airport.

Lakeside Logistics Center's market connectivity makes it ideally **suited for multiple industrial uses**, including regional, local and final-mile distribution, advanced manufacturing, aerospace and defense, and industries supporting the region's growing technology infrastructure.

Labor Where and When You Need It

Lakeside Logistics Center benefits from access to a **substantial warehouse and industrial labor pool**, supported by well-established employment bases throughout the St. Charles County and St. Louis County submarkets. A large population of part-time college students helps support the submarket's capacity to accommodate additional and seasonal warehouse jobs.



DEEP
INDUSTRIAL
LABOR POOL



ACCESS TO
COLLEGIATE
WORKFORCE



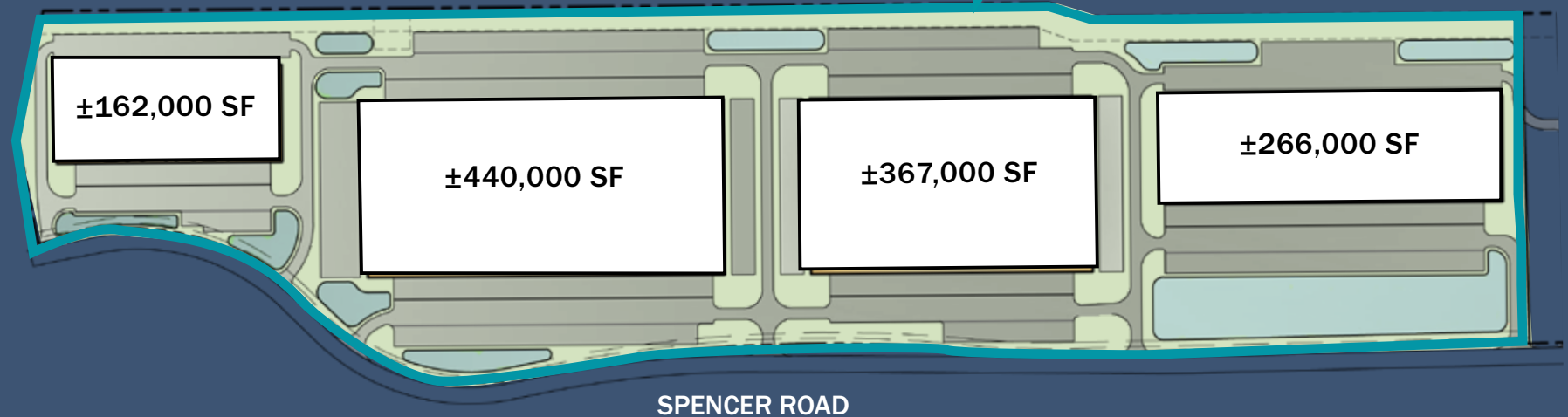
ESTABLISHED
EMPLOYMENT
BASE

Potential Tax Incentives

Lakeside Logistics Center may offer **opportunities for property tax abatement and other economic development incentives** through the City of St. Peters, subject to applicable requirements, project characteristics and governmental approvals.

Conceptual Development Plan v1

±82 ACRES AVAILABLE



Industrial Zoning In Place

St. Peters Lakeside 370 Special Zoning District

Permitted uses include:

- Distribution
- Office/warehouse
- Manufacturing

Infrastructure Ready for What's Next

Robust Power Infrastructure

12kV and 34.5kV distribution and 138 kV transmission lines on-site
345 kV transmission line adjacent Ameren regional substation within 2.5 mi.

Natural Gas

6" Spire gas line

Water

12" City of St. Peters water main

Sanitary Sewer

10" City of St. Peters sewer main and regional lift station on-site

Fiber

AT&T fiber line

Stormwater

Master-planned global stormwater system

Build-to-Suit. Built for Success

Lakeside Logistics Center offers the flexibility to accommodate a wide range of industrial requirements, with build-to-suit opportunities supporting both single-load and cross-dock configurations of buildings up to ±1,000,000 SF.

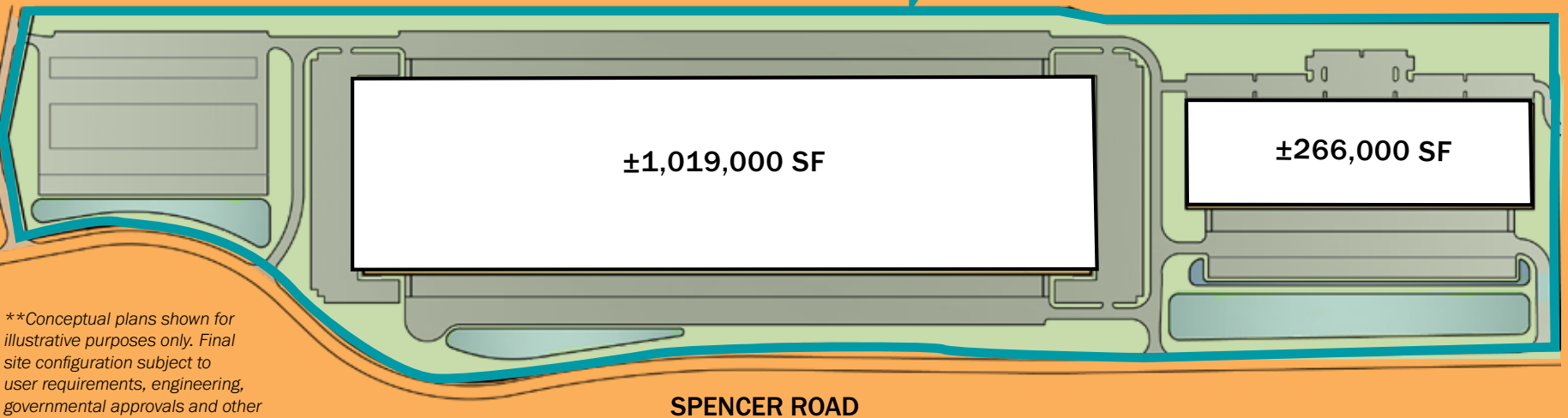
Conceptual plans demonstrate the park's ability to accommodate both multi-building configurations and large-scale single-user facilities, allowing each site to be tailored to the operational requirements of each user.

For More Information

Contact the exclusive marketing team for site plans, build-to-suit pricing and land sale opportunities.

Conceptual Development Plan v2

±82 ACRES AVAILABLE

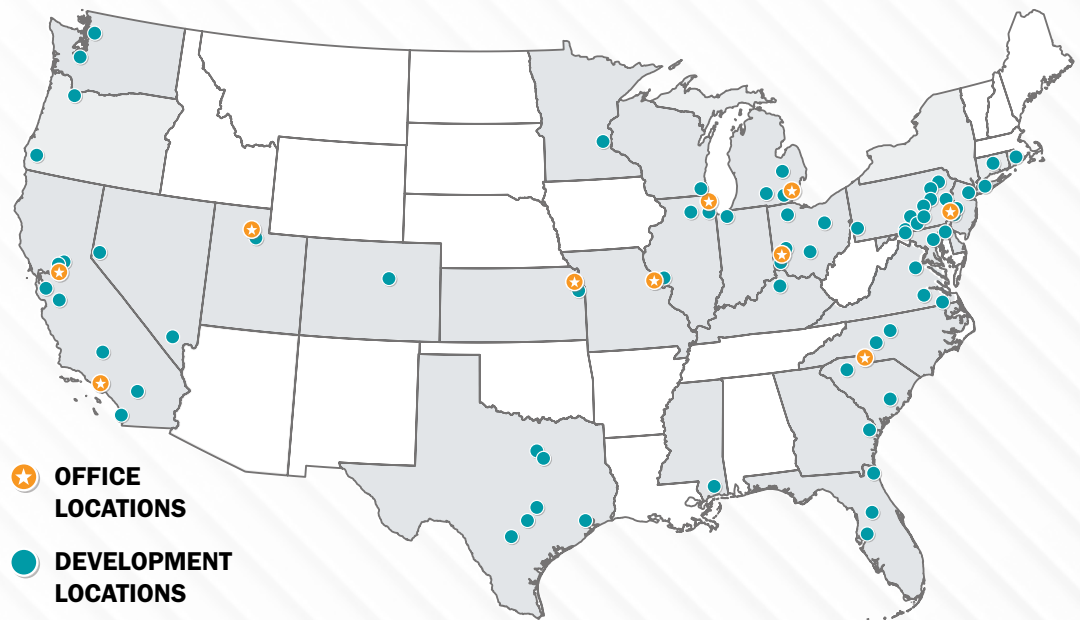


***Conceptual plans shown for illustrative purposes only. Final site configuration subject to user requirements, engineering, governmental approvals and other applicable requirements.*

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 159.7 MM SF 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

5.0 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

\$16.9 MILLION
CHARITABLE CONTRIBUTIONS
SINCE INCEPTION



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