



HAZELWOOD
TRADEPORT

BUILDING 10: ±511,212 SF TOTAL
±233,100 SF FOR LEASE

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



1590 TRADEPORT DRIVE, HAZELWOOD, MO 63042

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CBRE

ST. CHARLES

370

141

EARTH CITY

HAZELWOOD

LINDBERGH BLVD.

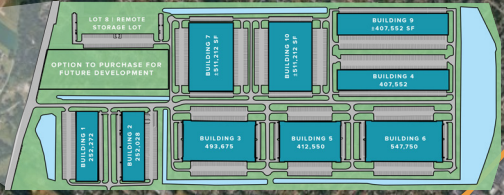
BRIDGETON

270

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

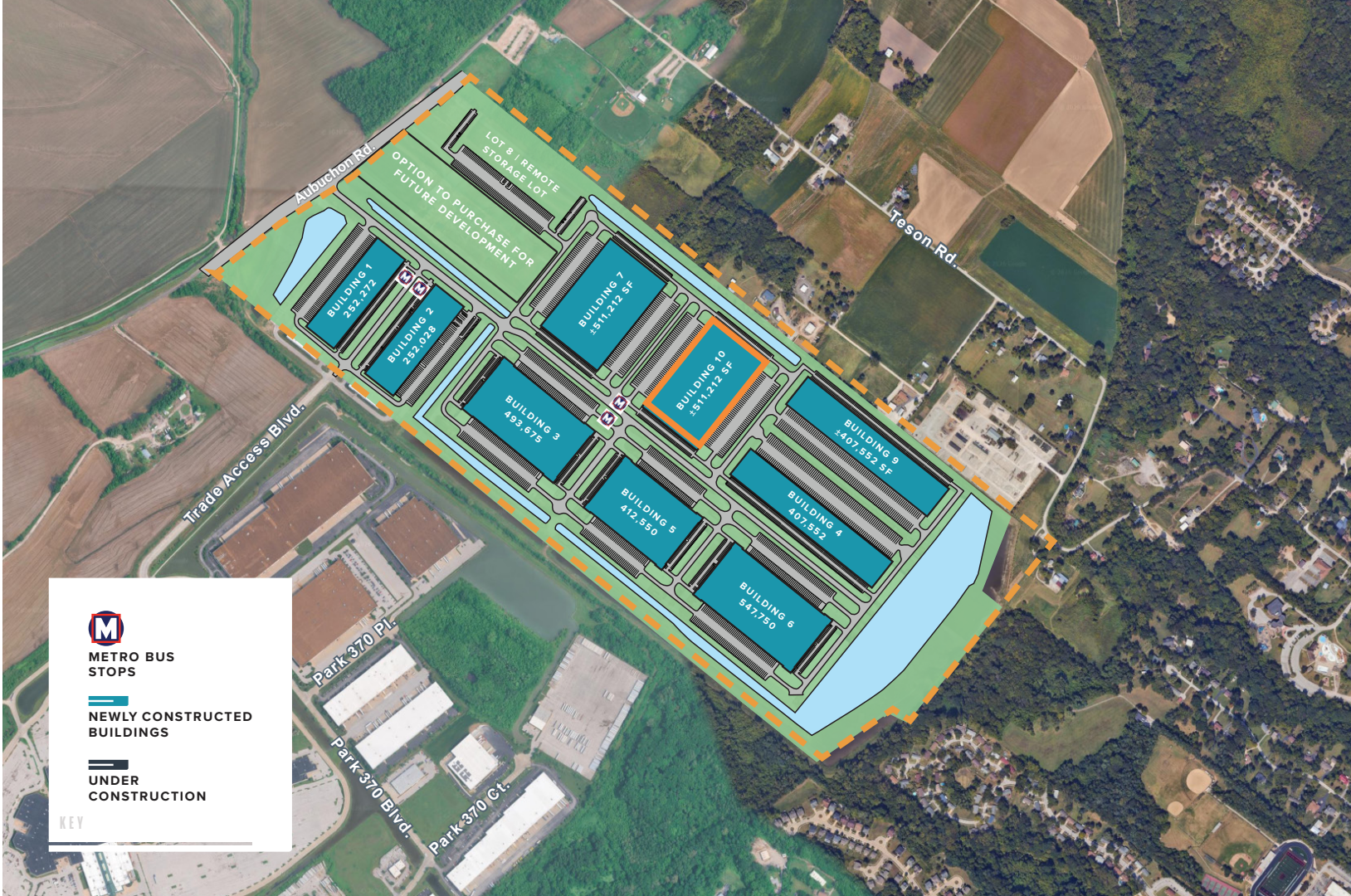
to UPS, FedEx and USPS

12 MINUTE DRIVE

to St. Louis Lambert International Airport

30 MINUTE DRIVE

to downtown St. Louis



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

Founded in 2012, **NorthPoint** has developed **± 159.7 Million SF** in more than **26 states** for tenants such as Chewy, Home Depot, Amazon, UPS, Lowe's, Hostess, GE, Adidas, Ford and General Motors

REPUTABLE TENANTS



HAZELWOOD TRADEPORT BUILDING 10 SPECS

BUILDING SIZE	± 511,212 SF
AVAILABLE SF	± 233,100 SF
OFFICE SF	± 4,300 SF spec office
SPACE DIMENSIONS	310' x 420'
CONFIGURATION	Single side loaded
TYPICAL COLUMN BAY SPACING	50' X 52'
LOADING BAY SPACING	60' X 52'
CLEAR HEIGHT	40'
DOCK DOORS	26 (expandable)
DRIVE-IN DOORS	2
TRAILER PARKING	61
AUTO-PARKING	± 118
BUILDING ELECTRICAL	2,000 amps, 480 volt, 3 phase
FIRE PROTECTION	ESFR sprinkler system
LIGHTING	LED lighting with motion sensors to achieve 30 FC @ 30" AFF
FLOORING	7" Non-reinforced
ROOF	White TPO with R20 insulation value and 15 year manufacturer's warranty
CONSTRUCTION	100% Tilt-up concrete



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