



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



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



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.

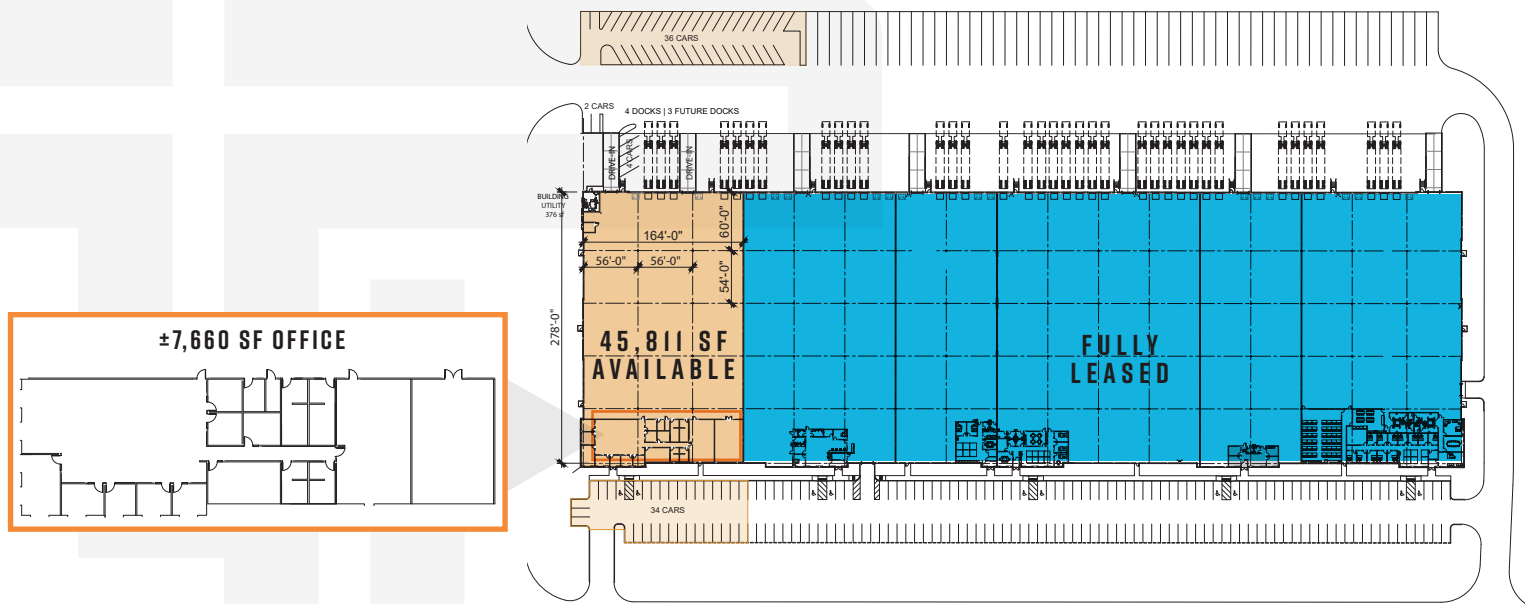
SAVINGS VS. FULLY ASSESSED BUILDING IN ST. LOUIS COUNTY

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

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



NorthPoint[™]
DEVELOPMENT

CBRE

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