

LAKESIDE

LOGISTICS CENTER

16000 SPENCER ROAD | ST. PETERS, MO 63376



BUILDING 5 NOW LEASING

Lakeside Logistics Center is a $\pm 1,700,000$ SF, ± 122 acre master planned industrial park **designed to fit your business.**

Located in Metro St. Louis, Lakeside Logistics Center delivers the right combination of **quick interstate access** and **market connectivity** with the **NorthPoint advantage.**



Building 5
 $\pm 490,365$ SF



Delivered
Ready for
Occupancy



± 1.7 MM SF
Planned

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

Get from A to B Faster

Located at the confluence of I-70 and MO-370 and within minutes of **four full-access interchanges**, Lakeside Logistics Center gets you, your products and employees **from point A to point B faster**.

I-70 & MO-370 are within **2 minutes** of the park. Together, the highways deliver **quick access** and **connectivity** to the Metro's most dense populations in St. Charles and St. Louis Counties.



<1

MINUTE
TO MO-370



2

MINUTES
TO I-70



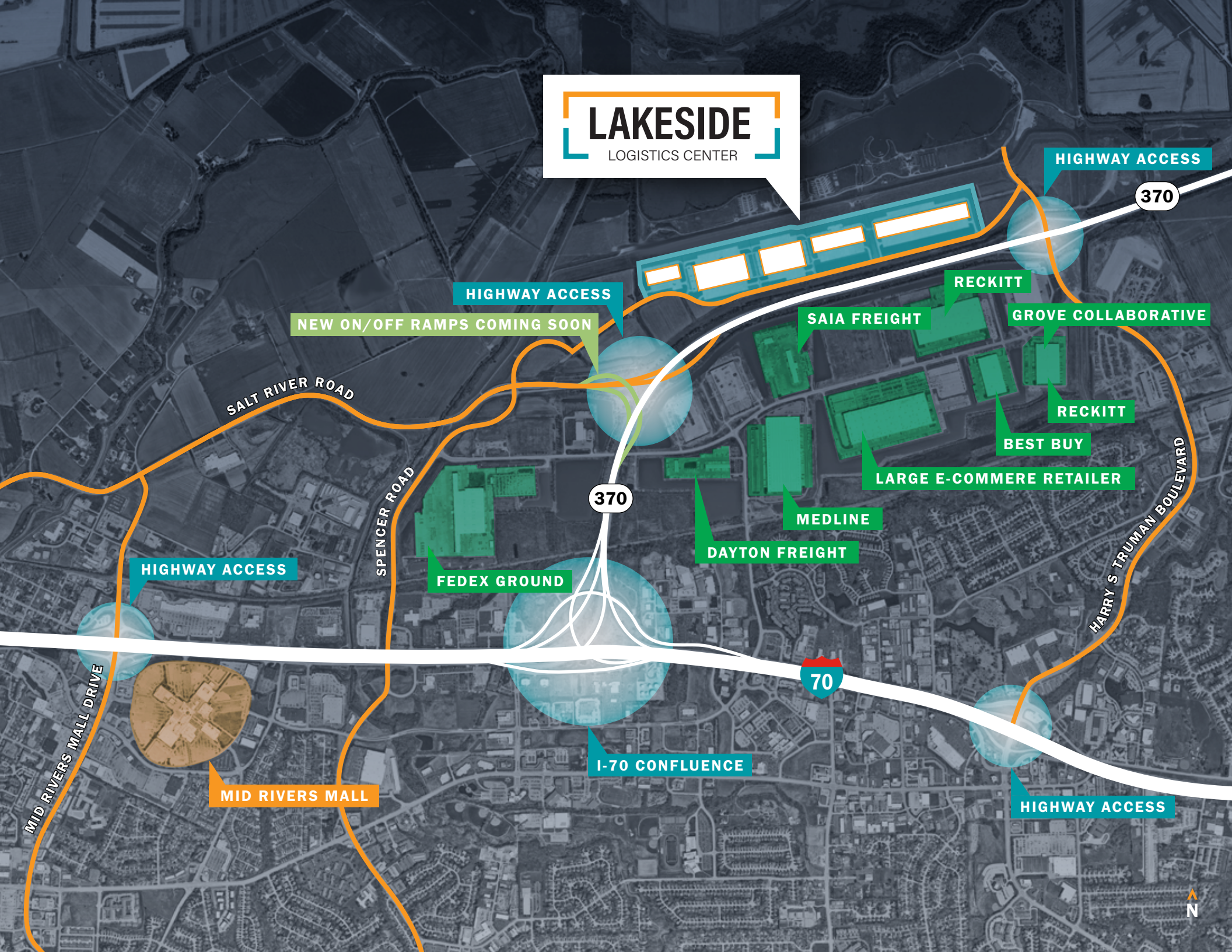
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INTERCHANGES



LAKE SIDE

LOGISTICS CENTER



HIGHWAY ACCESS

370

HIGHWAY ACCESS

NEW ON/OFF RAMPS COMING SOON

SALT RIVER ROAD

SPENCER ROAD

HIGHWAY ACCESS

MID RIVERS MALL DRIVE

MID RIVERS MALL

370

FEDEX GROUND

DAYTON FREIGHT

MEDLINE

LARGE E-COMMERE RETAILER

BEST BUY

RECKITT

GROVE COLLABORATIVE

RECKITT

SAIA FREIGHT

HARRY S TRUMAN BOULEVARD

70

I-70 CONFLUENCE

HIGHWAY ACCESS

N

9 MIN DRIVE
HAZELWOOD

15 MIN DRIVE
ST. LOUIS LAMBERT AIRPORT

8 MIN DRIVE
EARTH CITY

10 MIN DRIVE
MARYLAND HEIGHTS

370

270

141

364

94

70

HARRY S TRUMAN BOULEVARD

MUEGGE ROAD

NEW ON/OFF RAMPS COMING SOON

370

SPENCER ROAD

SALT RIVER ROAD

LAKESIDE
LOGISTICS CENTER

N

All the Connections

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

Lakeside Logistics Center's market connectivity and building design make it ideally suited for **final-mile, local and regional distribution** companies.



Labor Where and When You Need It

Lakeside Logistics Center has a **warehouse worker labor pool of over 47,000 people**. The area's large warehouse worker labor pool coupled with large groups of part-time college students, and underemployed, help support the sub-market's capacity to sustain **an additional 1,900 warehouse jobs**.



LARGE
WAREHOUSE
WORKER
LABOR POOL



LARGE
GROUP OF
PART-TIME
STUDENTS
Seasonal workforce



LARGE
GROUP OF
UNDER-
EMPLOYED



Lower Taxes and Peace of Mind

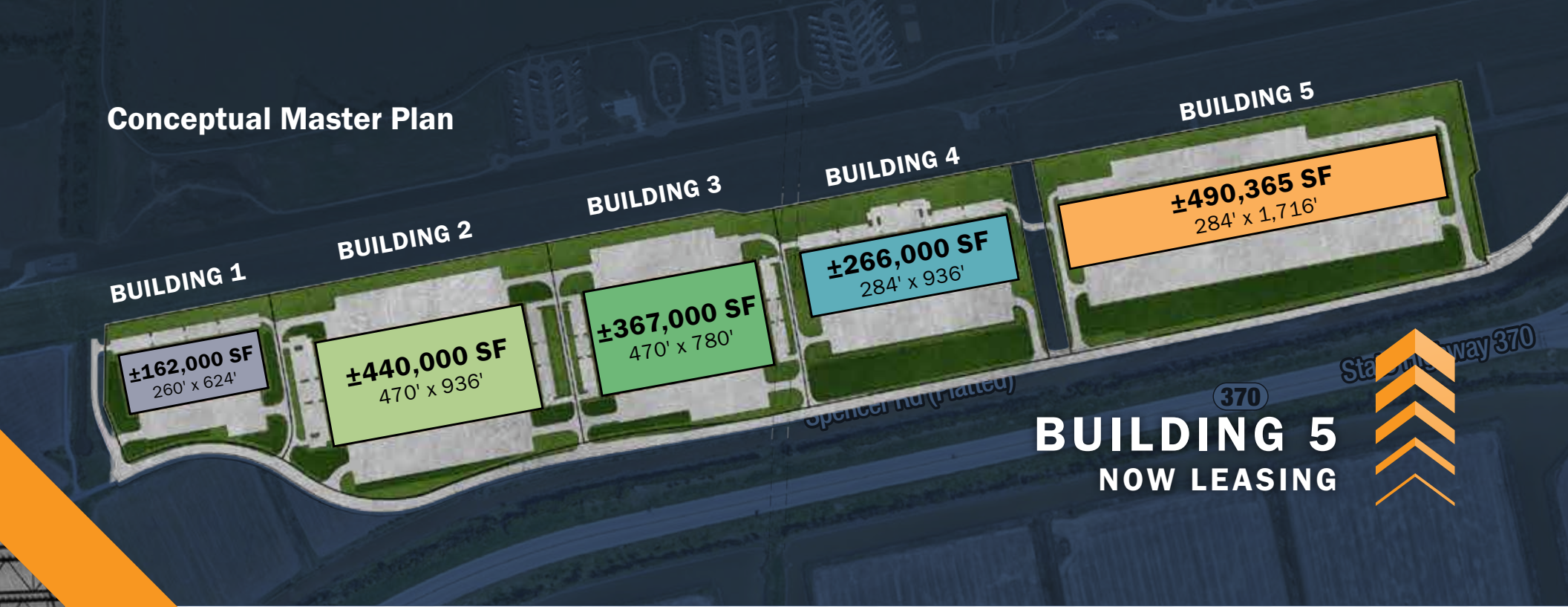
All buildings in Lakeside Logistics Center deliver lower real estate taxes with **50% tax abatement for 10 years¹**.

The park's **unique abatement structure** comes with the added peace of mind of **fixed tax increases²**, eliminating the risk of uncontrolled reassessment costs.

¹Subject to employee count and wage profile

²Taxes increases are fixed at 5% bi-annually, or the equivalent of a modest 2.5% per year.

Conceptual Master Plan



Designed to Fit Your Business

Lakeside Logistics Center is designed to fit your business with **flexibility** and **customization**.

With both rear-loading and cross-docked options, the park offers the flexibility of **multiple building configurations and space sizes** including: highly functional, multi-tenant; secured site, single tenant; and build-to-suit facilities **up to ±1,000,000 SF**.

Every space includes a **generous improvement allowance**, allowing you to customize a space to fit your business.

Better Buildings with the NorthPoint Advantage

Premium is the new standard. NorthPoint constructs buildings that perform better with **lower operating costs** and **upgraded features**, standard. These include:

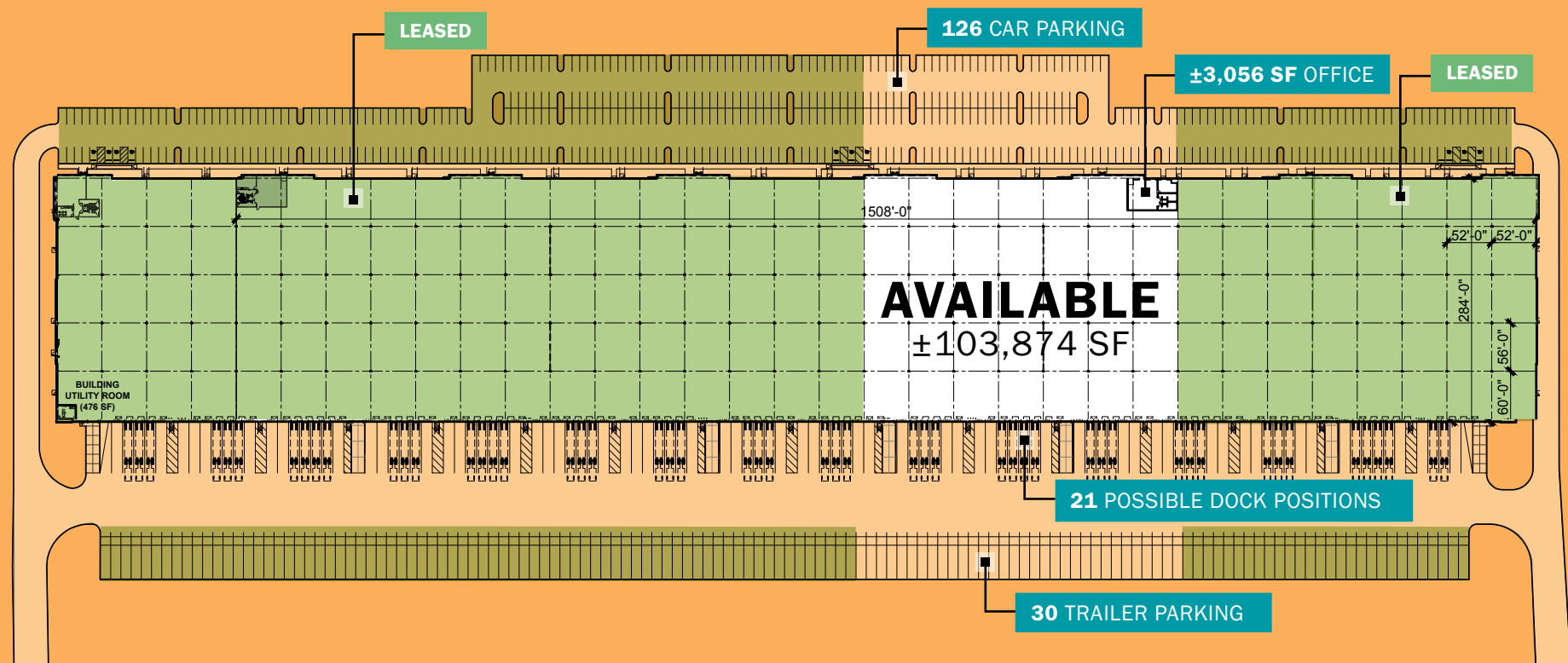
LED Lighting with
motion sensors to
achieve 30 FC

45 mil TPO roofs with
R-20 insulation and
15-year roof warranties

Fully equipped
dock packages with
45,000 lb. levelers

BUILDING 5 SPECS

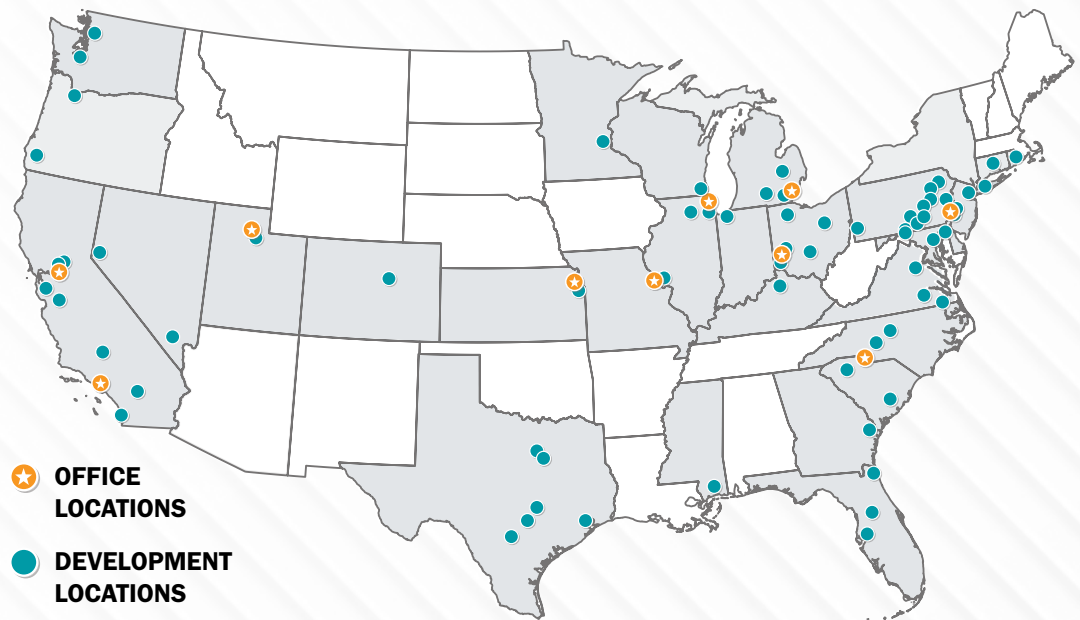
Building Size	±490,365 SF
Available Area	±103,874 SF
Divisible To	±45,000 SF
Office Area	±3,056 SF
Clear Height	36'
Dock Doors	10 docks (expandable to 21)
Drive-in Doors	2
Column Spacing	52'w x 56'd storage bays
Bldg Dimensions	284' x 1,716'
Configuration	Rear loading
Truck Court	185'
Trailer Parking	±30
Auto Parking	±126
Sprinkler	ESFR
Lighting	LED w/ occupancy sensors



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 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.”



150.2 MM SF
CURRENT INDUSTRIAL
PORTFOLIO

28.9 MM SF
INDUSTRIAL SPACE
UNDER CONSTRUCTION

8.8 MM SF
INDUSTRIAL SPACE
LEASED IN 2023

\$18.8 BILLION
TOTAL CAPITAL RAISED
SINCE INCEPTION

107 THOUSAND
EST. JOBS CREATED
IN OUR DEVELOPMENTS

\$12.8 MILLION
CHARITABLE CONTRIBUTIONS
SINCE INCEPTION



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