



# NORTH PARK

LOCATION. FLEXIBILITY. ECONOMICS

I-70 & I-170 at St. Louis Lambert International Airport | St. Louis, MO



*The St. Louis region's premier 550-acre business park, combining the best in location, flexibility and economics.*

- » Located at the intersection of I-70 and I-170 in the heart of St. Louis County, immediately adjacent to St. Louis Lambert International Airport
- » Over 100 acres available for sale or build-to-suit lease projects
- » Designed for industrial, office and retail development
- » Accommodating building sizes from 20,000 to 500,000 SF
- » A secure, master planned business park
- » Access an abundant and wage competitive labor force
- » Unmatched transportation access with immediate interstate, air and public transportation connectivity
- » Extensive economic incentive packages available

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

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## Location

*NorthPark delivers unmatched transportation access with immediate interstate, air and public transportation connectivity*

- » Centrally located in the heart of St. Louis County, NorthPark is within a 10 minute drive of Clayton, Downtown, St. Charles and the Metro East
- » At the intersection of Interstates 70 and 170, Northpark provides immediate access to both north/south and east/west logistics and commuter corridors
- » Located immediately adjacent to St. Louis Lambert International Airport
- » Strategically positioned next to the N. Hanley MetroLink light rail and MetroBus hub providing direct links to large scale public transportation
- » Over 2 miles of interstate frontage and visibility along I-70 and I-170
- » Abundant amenities including on-site Hilton Garden Inn hotel and surrounding restaurants, banks and car rentals



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## Flexibility

*NorthPark delivers flexibility of ownership, use and size*

- » Providing build-to-suit lease projects or land sales on over 100 available acres
- » Offering development lots from 3.2 to 45 acres, NorthPark is engineered to deliver buildings up to 500,000 SF
- » Retail outlots available at Hanley & I-70 interchange
- » Accommodates multiple uses including corporate headquarters, manufacturing, distribution, high tech office & retail
- » A secure, master planned business park
- » Development ready including: roads and infrastructure, utilities, and engineered storm water detention
- » Join companies including Express Scripts, Schnucks, SKF and Staples realizing the advantages of locating at NorthPark





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## Economics

*Offering a broader range of economic incentives, NorthPark affords the advantage of lower total occupancy costs compared to competing sites*

- » NorthPark's unique public-private partnership makes nearly every incentive program available including:
  - + MO State "Super TIF" [the only park in St. Louis Metro to offer]
  - + Real Estate tax abatement
  - + Personal Property and Sales Tax exemption
  - + Foreign Trade Zone
  - + New Market tax credits
- » Streamlined zoning and approvals process specifically designed to accelerate project completion time
- » Access to an abundant and wage competitive labor force

For more information, please visit: [www.northparkstl.com](http://www.northparkstl.com)

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