

FOR LEASE

# INDUSTRIAL BUILD TO SUIT OPPORTUNITY

**Up to 450,000 SF**

4700 N Hanley Road, Berkeley, MO 63134

THE  
RMR  
GROUP

Colliers

**STL** ST. LOUIS LAMBERT  
INTERNATIONAL AIRPORT.



- Located in NorthPark
- 35-Acre Site
- Economic Incentive Programs Available
- Proximity to Major Throughfares (near the intersection of I-70/I-170)
- Abundant Competitive Labor Force
- Mass Transit Proximity (Metrolink and bus hubs adjacent)
- Frontage along N Hanley Road
- Expansion/Storage Opportunity

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# INDUSTRIAL BUILD TO SUIT OPPORTUNITY

## CORPORATE NEIGHBORS



### 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	7,054	88,092	274,625
<b>HOUSEHOLD INCOME</b>	\$48,616	\$52,481	\$58,885
<b>DAYTIME LABOR</b>	4,490	28,860	96,507



# INDUSTRIAL BUILD TO SUIT OPPORTUNITY

## PROSPECTIVE LAYOUT 1

450,000 SF CROSS-DOCKED BUILDING



Building Size: 450,000

Office: BTS

Building Dimensions: 370' x 1,216'

Clear Height: 36'

Speed Bay: 60' x 52'

Column Spacing: 50' x 52'

Truck Court: 130'

Drive-In Ramps: 4 (BTS)

Dock-High Doors: 114

Auto Parking: 450

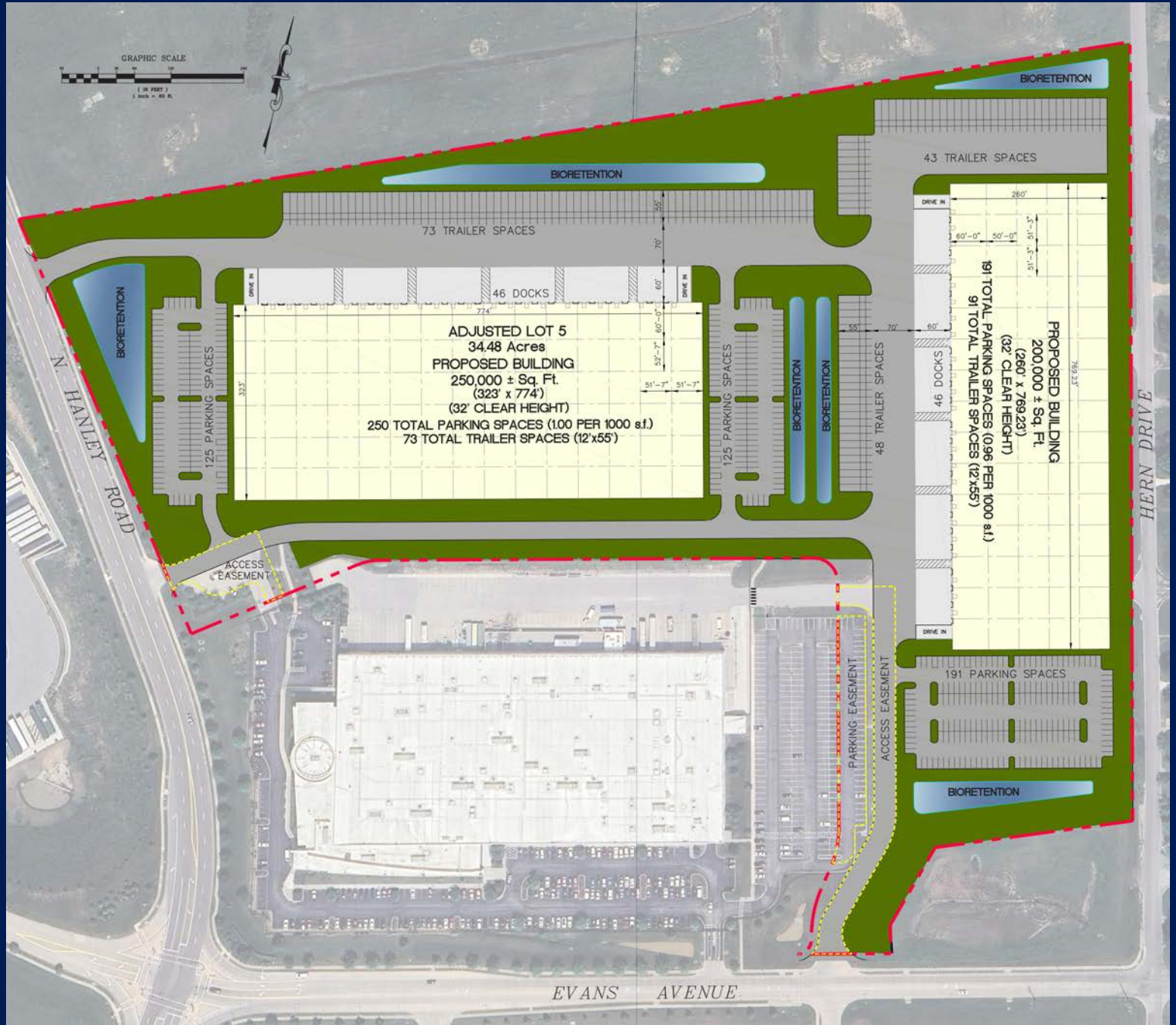
Trailer Parking: 109

Sprinkler System: ESRF

# INDUSTRIAL BUILD TO SUIT OPPORTUNITY

## PROSPECTIVE LAYOUT 2

TWO-BUILDING LAYOUT: 250,000 SF & 200,000 SF



Building Size: 250,000 & 200,000

Office: BTS

Building Dimensions: 323' x 774' / 260' x 770'

Clear Height: 32'

Speed Bay: 60' x 52'

Column Spacing: 51' x 52' / 50' x 51'

Truck Court: 130'

Drive-In Ramps: 2/2 (BTS)

Dock-High Doors: 46/46

Auto Parking: 250/191

Trailer Parking: 73/91

Sprinkler System: ESFR



# INDUSTRIAL BUILD TO SUIT OPPORTUNITY

## PROSPECTIVE LAYOUT 3

300,000 SF BUILDING



Building Size: 300,000

Office: BTS

Building Dimensions: 320' x 937'

Clear Height: 36'

Speed Bay: 60' x 52'

Column Spacing: 52' x 50'

Truck Court: 130'

Drive-In Ramps: 4 (BTS)

Dock-High Doors: 112

Auto Parking: 667

Trailer Parking: 138

Sprinkler System: ESRF

# INDUSTRIAL BUILD TO SUIT OPPORTUNITY

## NATIONALLY-CENTRALIZED LOCATION



Highways

I-70	2 Min
I-170	3 Min
I-270	7 Min
I-64	11 Min
I-44	13 Min
I-55	16 Min



Cities

Springfield, IL	1.5 Hrs
Columbia	2 Hrs
Springfield, MO	3.5 Hrs
Memphis	3.75 Hrs
Kansas City	4 Hrs
Louisville	4 Hrs
Indianapolis	4 Hrs
Nashville	4 Hrs
Chicago	4.5 Hrs
Des Moines	5 Hrs
Cincinnati	5.75 Hrs
Omaha	6.25 Hrs
Columbus	6.5 Hrs
Oklahoma City	7.5 Hrs
Atlanta	8.5 Hrs

## AVAILABLE INCENTIVE PROGRAMS

- + Possible Real Estate Tax Abatement
- + Personal Property and Sales Tax Exemption
- + Existing Foreign Trade Zone - 102
- + New Market Tax Credits