

FOR SALE | 1,008± Acres
4815 AUBUCHON ROAD, HAZELWOOD, MISSOURI



WILLCO

INDUSTRIAL CENTER

*The Largest Contiguous Industrial Developmental Opportunity
in the St. Louis MSA*

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Executive Summary

Willco Industrial Center represents the largest available contiguous industrial development opportunity in the St. Louis Metropolitan Area. Encompassing approximately 1,008± acres in a prominent industrial corridor, the property is strategically positioned adjacent to Hazelwood TradePort and just minutes from STL Lambert International Airport.

The site offers institutional-scale development capacity within a proven industrial submarket, with immediate access to Highway 370, I-70, and I-270. Its central U.S. positioning creates a compelling logistics advantage and network latency benefits for hyperscale data center users.

A dual 345kV / 138kV Ameren transmission line (Mason–Sioux line) traverses the property, providing significant high-voltage infrastructure suitable for substation development and large-scale deployment.

The site ranges in elevation from approximately 434' to 448', with an average elevation of approximately 438'. The overall tract provides substantial developable area suitable for comprehensive master planning.



WATCH VIDEO ▶



1,008± Acres | Hazelwood, Missouri



4815 Aubuchon Road



Institutional-Scale Industrial & Hyperscale Data Center Development Opportunity



Adjacent to Hazelwood TradePort Industrial Park



12 Minutes to STL Lambert International Airport

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Property Highlights

SIZE	1,008± contiguous acres - (click here to view recent boundary survey).
ELECTRIC	Dual 345kV / 138kV (Ameren) transmission line across site
NATURAL GAS	6" main (Spire Energy) near site
WATER	12" main (Missouri American Water) in adjacent Hazelwood Tradeport with easement in-place
SANITARY SEWER	Metropolitan St. Louis Sewer District ("MSD") manhole in adjacent Hazelwood Tradeport with easements in-place; lift station anticipated
ZONING	Currently zoned "NU" Non-Urban District in City of Hazelwood
LOCATION	<ul style="list-style-type: none"> • Located in the City of Hazelwood, St. Louis' most business-friendly municipality • Adjacent to Hazelwood TradePort industrial park • Immediate access to I-70, I-270, and Route 370 • 10 miles to St. Louis Lambert International Airport • Central U.S. logistics positioning
ADDITIONAL FEATURES	<ul style="list-style-type: none"> • Largest industrial development opportunity in the St. Louis MSA • Rare institutional-scale footprint • Scalable phased development capability
SALE PRICE	\$45,000,000 (~\$44,643/acre)

Site Overview

UTILITIES

- Electric: Dual 345kV / 138kV (Ameren) Mason-Sioux transmission line across site
- Natural Gas: 6" main (Spire Energy) near site
- Water: 12" main (Missouri American Water) in adjacent Hazelwood Tradeport with easement in-place
- Sanitary Sewer: Metropolitan St. Louis Sewer District ("MSD") manhole in adjacent Hazelwood Tradeport with easements in-place; lift station anticipated.

INFRASTRUCTURE & SITE ACCESS

- Prominent frontage along Aubuchon Road
- Potential road alignment with TradePort Drive for site access

SITE ELEVATION:

- Elevation range: approximately 434'–448'
- Average elevation: approximately 438'
- Approx. 168 acres within Floodway Zone AE (northern portion)
- 500-year flood elevations: 450–452 ft (2015 FEMA)
- Proposed 2026 FEMA elevations: 450.0–450.80 ft



Hazelwood Tradeport

Park 370 Business Park



SITE

Data Center Opportunity

- Scalable hyperscale platform with high-voltage transmission infrastructure on-site.
- Central U.S. latency advantages and phased campus development potential.

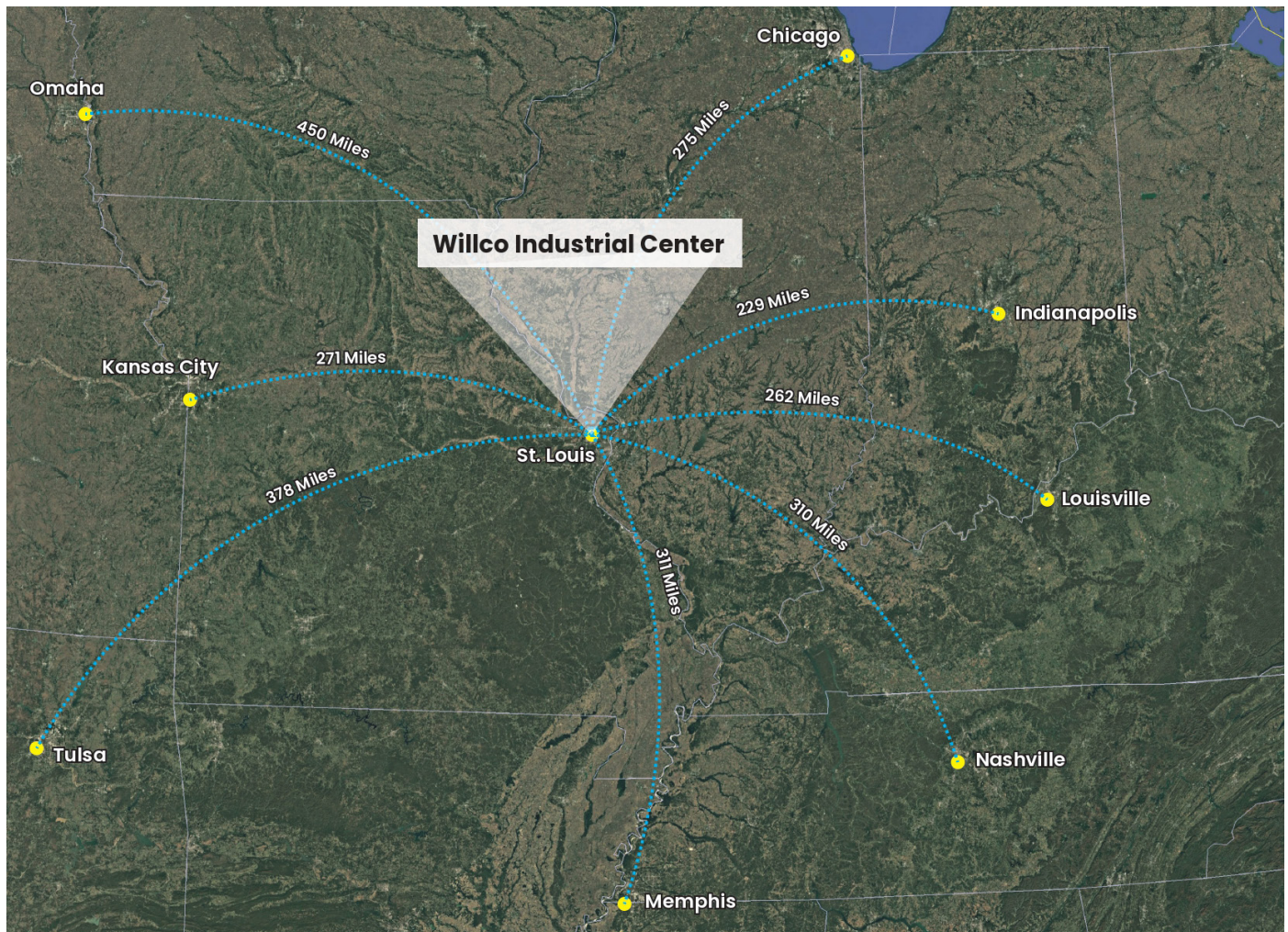
Logistics and Industrial Opportunity

- Institutional bulk industrial development opportunity adjacent to established industrial park.
- Suitable for multi-million SF phased distribution and advanced manufacturing uses.

Regional Overview - St. Louis Metro (continued)

REGIONAL LOGISTICAL ADVANTAGES

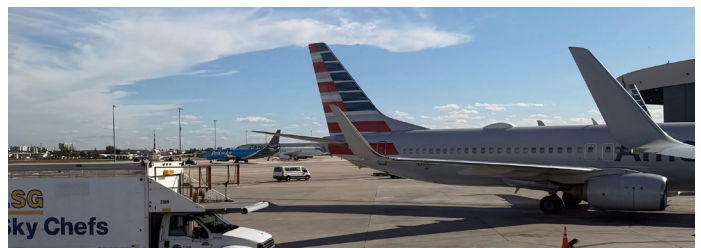
- Central U.S. distribution location providing one-day truck access to major U.S. markets including Chicago, Dallas, Atlanta, Minneapolis, Nashville, and Kansas City.
- The St. Louis metropolitan area has a population exceeding 2.8 million, providing a deep labor pool supporting logistics, manufacturing, aviation, and technology sectors.
- Six Class I railroads serve the St. Louis region, making it one of the largest rail hubs in North America and enabling freight to reach nearly any U.S. destination efficiently.



continued on next page

Regional Overview - St. Louis Metro (continued)

- Five regional intermodal rail facilities provide efficient containerized freight transfer between truck and rail networks.
- The St. Louis region is home to one of the largest inland port districts in the United States, providing barge access to the Mississippi River system and the Gulf of America.
- Lambert–St. Louis International Airport, located approximately 12 minutes from the site, supports air cargo operations and national distribution networks.
- The St. Louis region benefits from a balanced freight market, meaning inbound and outbound freight volumes are relatively equal, helping reduce empty truck miles and lowering transportation costs.
- Major agricultural, manufacturing, and commodity flows pass through the St. Louis region, reinforcing its role as a national logistics and distribution hub.
- The region is served by extensive pipeline infrastructure, including multiple interstate natural gas and refined product pipelines supporting industrial and energy demand.
- The St. Louis region is home to 30+ colleges and universities, providing workforce pipelines for engineering, logistics, manufacturing, and technology sectors.
- Competitive labor costs relative to coastal logistics markets support efficient distribution and manufacturing operations.



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