HAZELWOOD
TRADEPORT

BUILDING 7: ±511,212 SF
±96,000-211,269 AVAILABLE FOR LEASE

LOCATED IN A 355 ACRE, ±3.8 MILLION SF MASTER PLANNED INDUSTRIAL PARK IN HAZELWOOD, MO 63042

1600 TRADEPORT DRIVE, HAZELWOOD, MO 63042

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NorthPoint™ DEVELOPMENT

CBRE

ST. CHARLES

MISSOURI RIVER

370

141

EARTH CITY

HAZELWOOD

LINDBERGH BLVD.

270

BRIDGETON

70

LAMBERT ST. LOUIS INT'L AIRPORT

ST. CHARLES ROCK ROAD

HAZELWOOD TRADEPORT

94

370

70

170

141

ST. LOUIS

64

100

44

55

270

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

KEY

METRO BUS STOPS

NEWLY CONSTRUCTED BUILDINGS

UNDER CONSTRUCTION

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 lodaded 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

Founded in 2012, **NorthPoint has developed +/-149.9 Million SF** in more than **26 states** for tenants such as Chewy, Home Depot, Amazon, UPS, Lowe's, Hostess, GE, Adidas, Ford and General Motors

TAX ABATEMENT

All buildings within Hazelwood TradePort offer **significantly reduced taxes with an 18 year abatement schedule** that is not subject to reassessment.
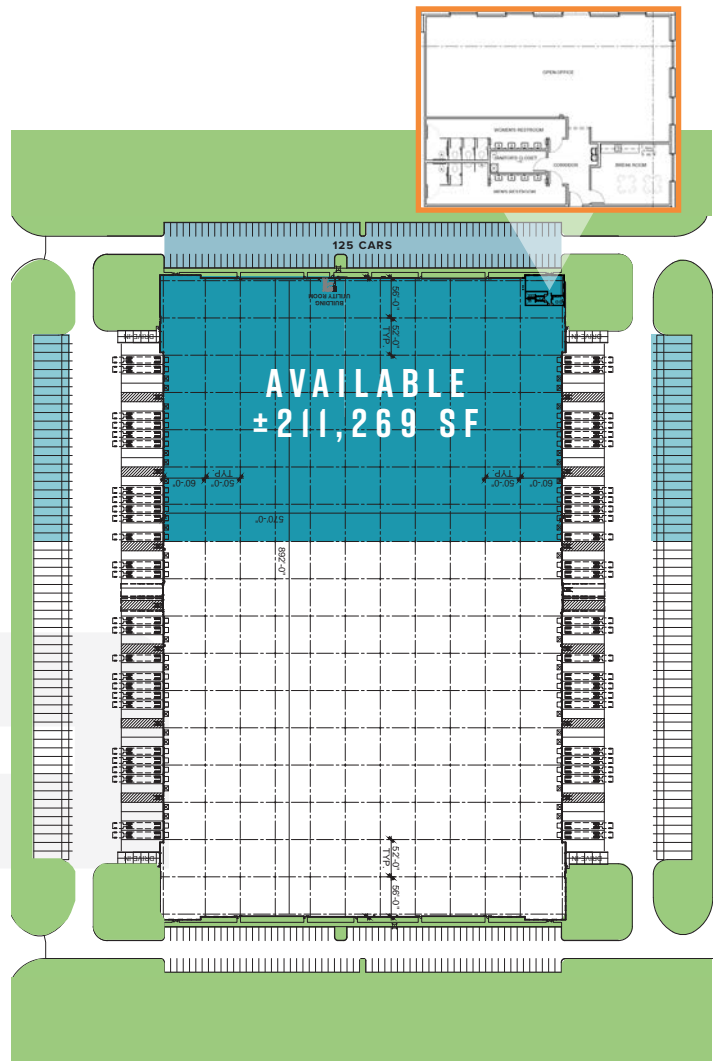
SAVINGS VS. FULLY ASSESSED BUILDING IN ST. LOUIS COUNTY

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 7 SPECS

BUILDING SIZE	± 511,212 SF
AVAILABLE SF (MIN. DIV. ±95,680 SF)	± 211,269 SF
OFFICE SF	2,519 SF spec suite
BUILDING DIMENSIONS	570' x 892'
BUILDING CONFIGURATION	Cross Dock
TYPICAL COLUMN BAY SPACING	50'd x 52'w
LOADING BAY SPACING	60'd x 52'w
CLEAR HEIGHT	40'
DOCK DOORS	22, up to 36
TRAILER PARKING	48 stalls
AUTO PARKING	125 spaces
ELECTRICAL	2,000 amps, 277/480 volt 3-phase
FIRE PROTECTION	ESFR sprinkler system
LIGHTING	LED high bay lighting with motion sensors to achieve 30 FC @ 30" AFF
FLOORING	7" Non-Reinforced
ROOF	White TPO with R20 insulation value and 15 year manufacturer's warranty
CONSTRUCTION	100% Tilt-up concrete

125 CARS

AVAILABLE
±211,269 SF

NorthPoint ™
DEVELOPMENT

CBRE