

# Hazelwood Business Park

1700 Saint Louis Mills Cir | Hazelwood, MO

Owned by:



Leased by:



## For Lease/ Build-to-Suit

### Conducive to:

- Logistics
- Final Mile
- Transportation
- Outdoor Storage
- Headquarters Facility

## Property Highlights

- Up to 80,000 SF
- Excellent single-occupant opportunity
- Within minutes of I-370, I-270, and I-70





St. Louis Lambert International Airport

### Nearby Corporate Neighbors



**Park 370 Distribution Center**

**Hazelwood TradePort**

**Site**

**Hazelwood Business Park**

## Location Overview

The area is home to a diverse range of businesses, including manufacturing companies, warehouses, distribution centers, and logistics firms. This location benefits from its proximity to major highways and roads, making transportation and logistics convenient for industrial operations. Along with easy access to neighboring highways, the site is also within eight miles of St. Louis Lambert International Airport.





# Building Overview



7.15  
ACRES



Up to  
80,000  
SQUARE FEET



6,243 SF  
OFFICE



6  
DOCK DOORS



9  
TRAILER SPACES



68  
PARKING SPACES







## Development Overview

### SITE ONE

- 15.42 Acres
- Up to 187,600 SF total

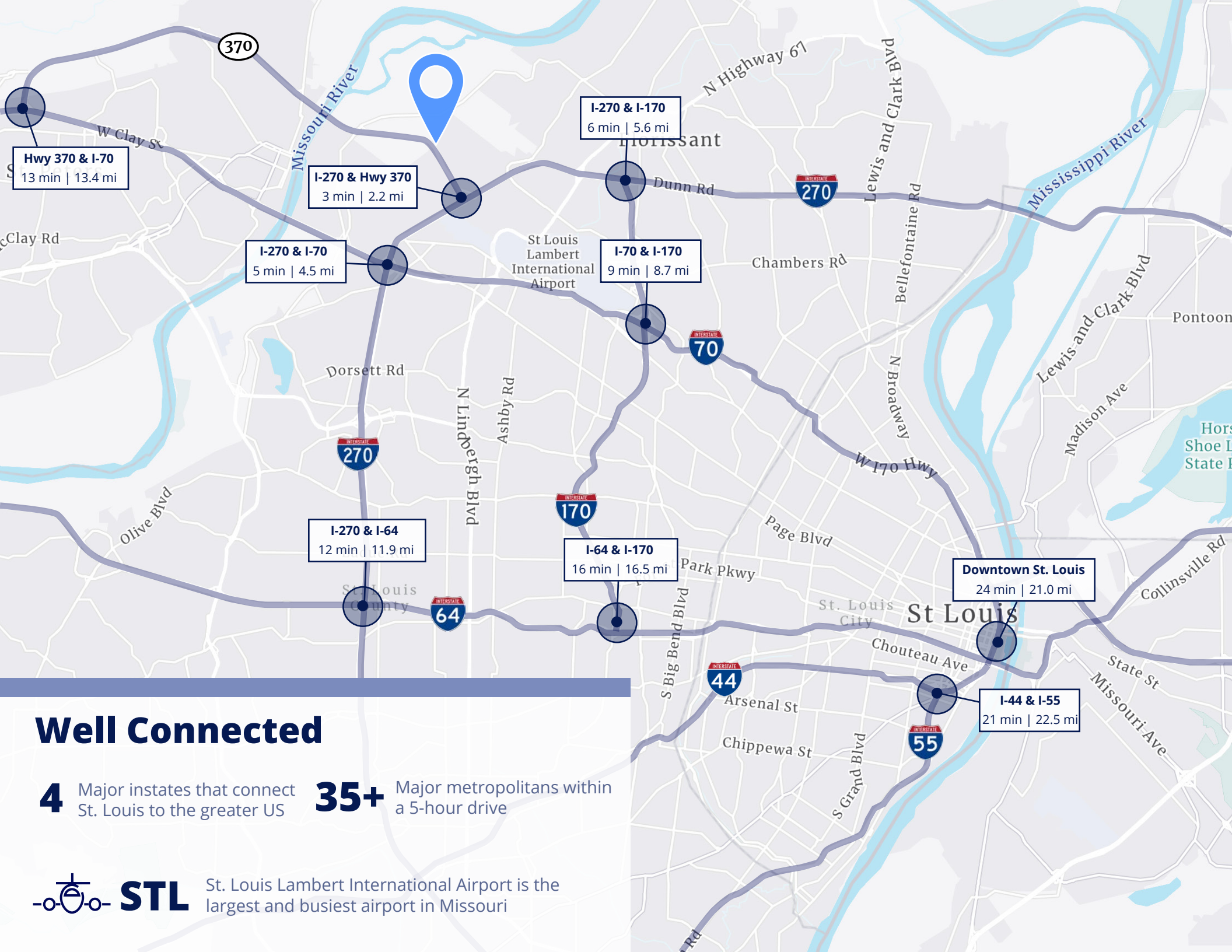
### SITE TWO

- 18.56 Acres
- Up to 212,000 SF total

### SITE THREE

- 7.15 Acres
- Up to 80,000 SF total





## Well Connected

**4** Major instates that connect St. Louis to the greater US

**35+** Major metropolitans within a 5-hour drive



St. Louis Lambert International Airport is the largest and busiest airport in Missouri

# St. Louis Infrastructure & Utilities

St. Louis boasts a robust industrial infrastructure deeply rooted in its rich history as a major transportation and manufacturing hub. Situated along the Mississippi River, the area benefits from extensive river transportation, with the Port of St. Louis serving as one of the largest inland ports in the United States. Additionally, St. Louis is a pivotal point in the nation's rail network, with major railroads such as Union Pacific, BNSF, and Norfolk Southern converging in the area, facilitating the movement of goods both east and west. The region is also well-connected by a network of interstate highways, including I-70, I-55, I-64, and I-44, further enhancing its logistical capabilities. St. Louis Lambert International Airport serves as a major air cargo hub, complementing the region's extensive ground transportation infrastructure. St. Louis is home to numerous industrial parks, manufacturing facilities, warehousing, and distribution centers, making it an integral part of the nation's supply chain network.

St. Louis' industrial sector also benefits from a reliable and robust utility infrastructure, essential for its manufacturing and logistical operations. Consistent access to utilities such as water, electricity, and natural gas, supports the industrial processes. Water is readily available from the Mississippi River, ensuring an abundant and consistent supply for manufacturing and other industrial needs. The electrical grid is well-developed, providing a stable and uninterrupted power supply to industrial facilities. Additionally, St. Louis has access to natural gas, which is used for heating, powering machinery, and other industrial processes. With its dependable utility infrastructure, St. Louis provides an ideal environment for industrial growth and development, further solidifying its position as a key industrial center in the United States.



**CONVENIENT  
FREIGHT SOLUTIONS**



**MODERNIZED  
UTILITY INFRASTRUCTURE**

**24%**

**MISSOURI ELECTRIC RATES ARE  
ROUGHLY 24% BELOW AVERAGE**



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