

HAZELWOOD BUSINESS PARK

LIGHT INDUSTRIAL | TECH | MANUFACTURING FOR LEASE

30,000 - 918,584 SF CONTIGUOUS SPACE
IN NEW PREMIER BUSINESS PARK

5555 ST. LOUIS MILLS BLVD., HAZELWOOD, MO 63042



Hazelwood Business Park is a new business park redevelopment of the former St. Louis Mills Mall in Hazelwood, Missouri. Hazelwood Business Park will include a combination of light industrial, tech, manufacturing, and retail/restaurant uses. Located on 82 acres, Hazelwood Business Park is centrally located in St. Louis County and offers immediate access to Highway 370 and I-270. The location offers convenient driving distances of 10 minutes to St. Louis Lambert International Airport and 30 minutes to downtown St. Louis.



Dan Lesinski, SIOR
314-412-4345
dan.lesinski@colliers.com

Billy Spence
636-278-0565
billy.spence@colliers.com



HAZELWOOD BUSINESS PARK

LIGHT INDUSTRIAL | TECH | MANUFACTURING FOR LEASE



22' - 40'
Clear Height



40' x 40'
Column Spacing



Abundant Parking
(5.75/1,000 SF)



Docks & Drive-ins
to Suit



18-Year Tax
Abatement



ESFR Sprinkler
System



LED High Bay
Lighting



Office SF
Built to Suit

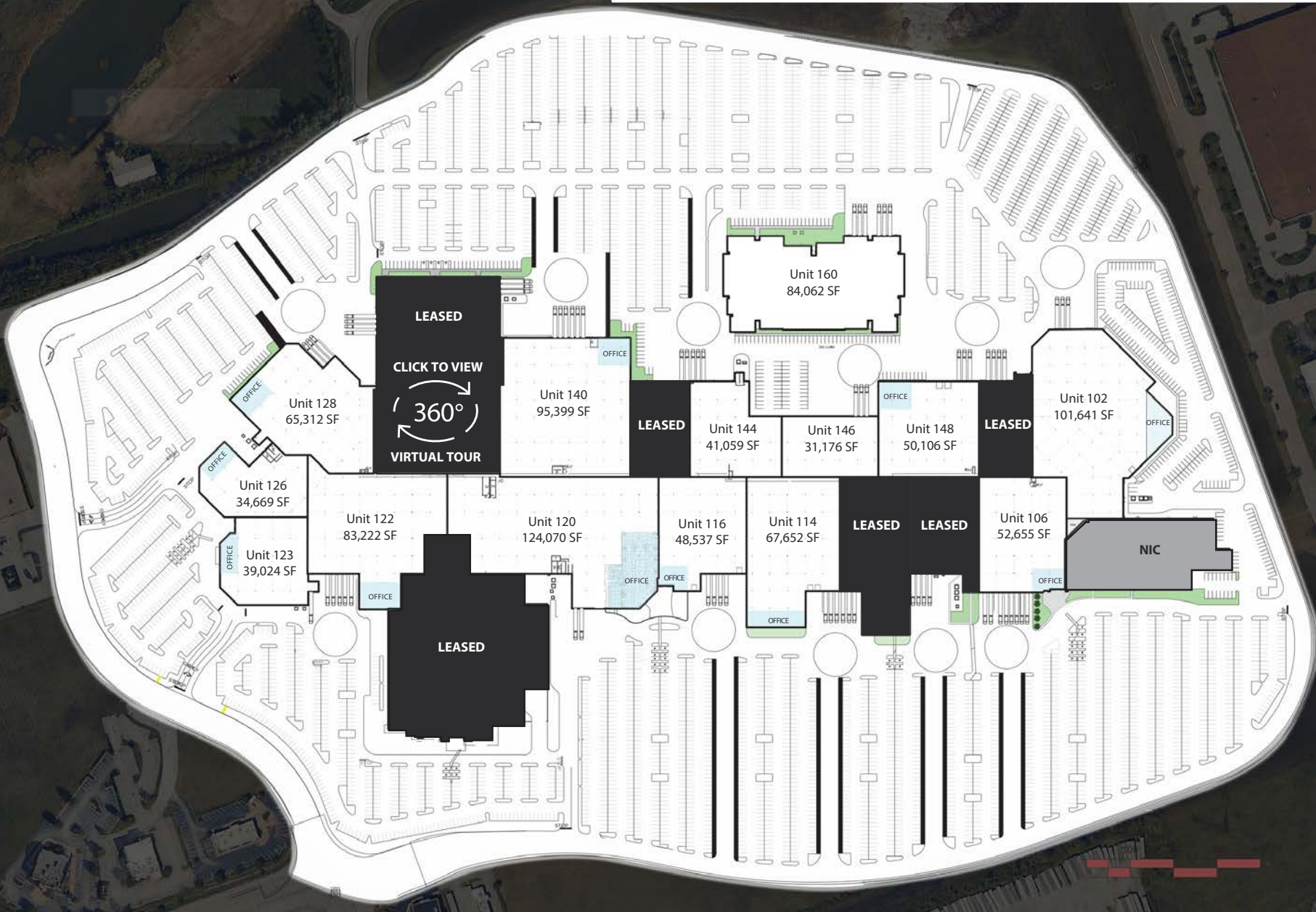


480V 3-phase power
(17 Megawatts total)

Lease Rate: Contact Broker for Pricing

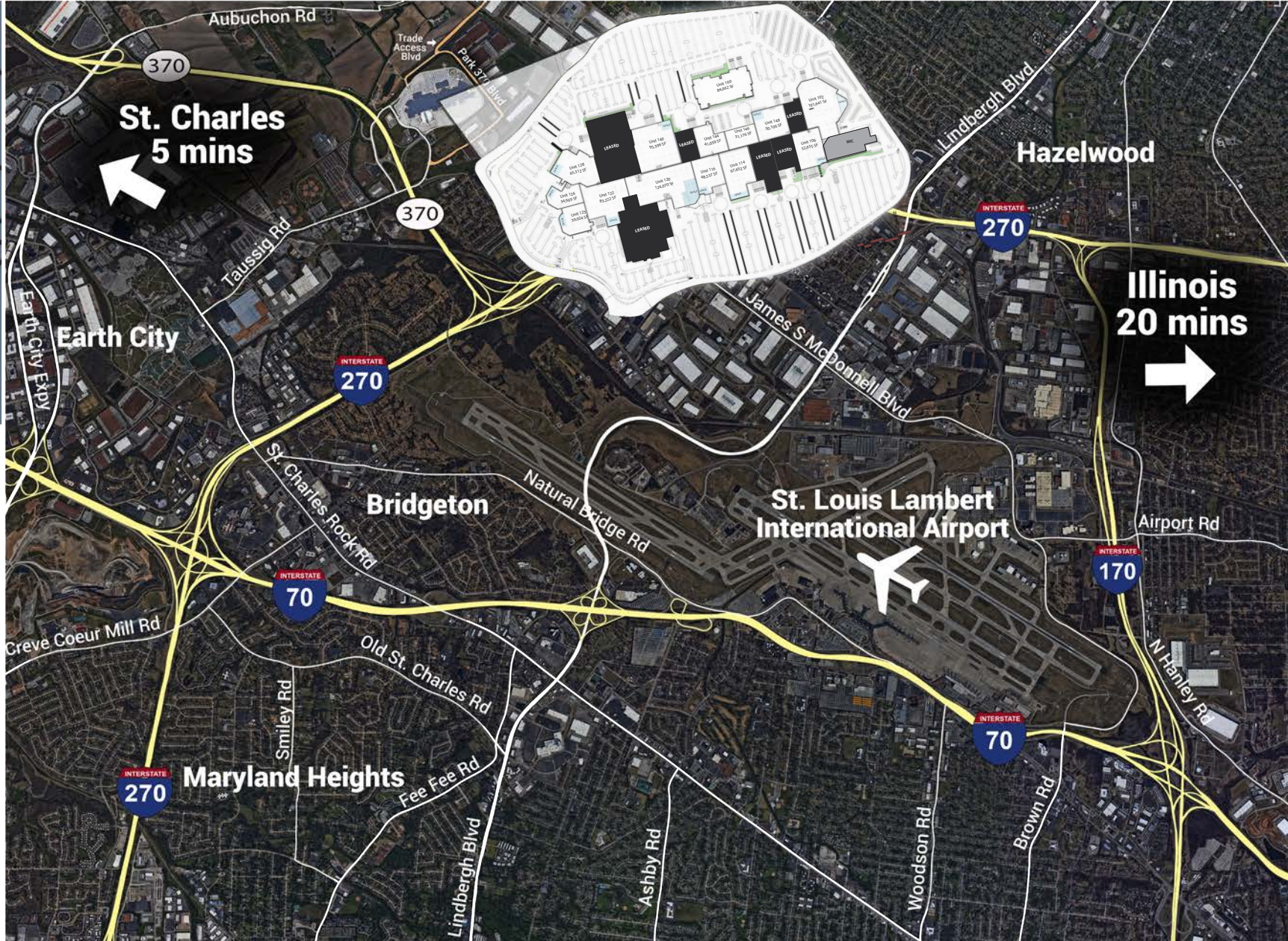
HAZELWOOD BUSINESS PARK

LIGHT INDUSTRIAL | TECH | MANUFACTURING FOR LEASE



HAZELWOOD BUSINESS PARK

LIGHT INDUSTRIAL | TECH | MANUFACTURING FOR LEASE



- **STRATEGICALLY LOCATED**
off highway 370 with convenient access to I-270, I-70, and I-170
- **10 MINUTE DRIVE**
to St. Louis Lambert International Airport
- **30 MINUTE DRIVE**
to downtown St. Louis
- **A STRONG LABOR POOL**
in North St. Louis County provides an abundant & skilled workforce that is ready to serve businesses within HBP

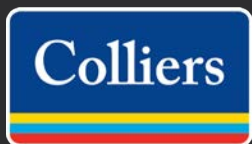
HAZELWOOD BUSINESS PARK

LIGHT INDUSTRIAL | TECH | MANUFACTURING FOR LEASE

5555 ST. LOUIS MILLS BLVD., HAZELWOOD, MO 63042



FOR MORE INFORMATION, PLEASE CONTACT:



Dan Lesinski, SIOR
314-412-4345
dan.lesinski@colliers.com

Billy Spence
636-278-0565
billy.spence@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.