



HAZELWOOD
TRADEPORT

BUILDING 9: 72,686 SF FOR LEASE
DIVISIBLE TO: 29,606 SF OR 43,080 SF

LOCATED IN A 355 ACRE, ±4 MILLION
SF MASTER PLANNED INDUSTRIAL
PARK IN HAZELWOOD, MO 63042



4690 TRADEPORT INDUSTRIAL COURT, HAZELWOOD, MO 63042

BRIAN BUSH

Senior Vice President
+1 314 655 6052
brian.bush@cbre.com

JON HINDS

Senior Vice President
+1 314 655 6026
jon.hinds@cbre.com



CBRE



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

REPUTABLE TENANTS



M
METRO BUS STOPS

NEWLY CONSTRUCTED BUILDINGS

UNDER CONSTRUCTION

KEY



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 loaded 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



Established in 2012, **NorthPoint Development** is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, **NorthPoint can provide end-to-end expertise, leading to expedited solutions.** Serving industry-leading clients such as Chewy, Home Depot, GE, Ford, Tesla, Ryder, ABF and PepsiCo.

TAX ABATEMENT

All buildings within Hazelwood TradePort offer **significantly reduced taxes with an 18 year abatement schedule** that is not subject to reassessment.

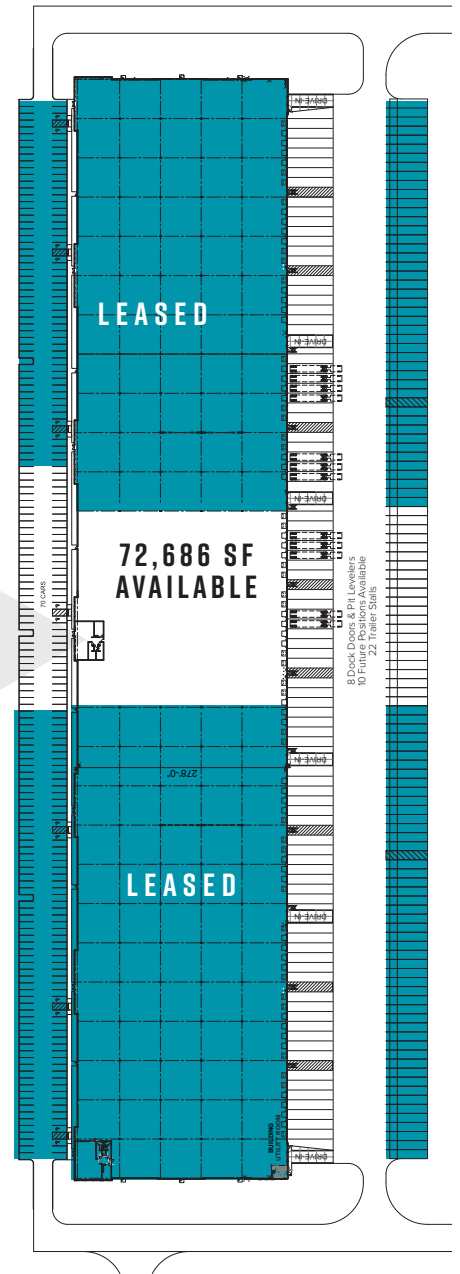
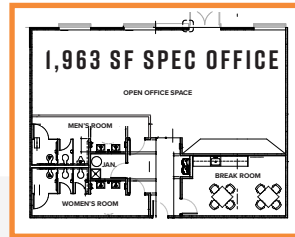
SAVINGS VS. FULLY ASSESSED BUILDING IN ST. LOUIS COUNTY

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 9 SPECS

BUILDING SIZE	± 407,552 SF
AVAILABLE SF (DIVISIBLE TO 29,606 SF OR 43,080 SF)	72,686 SF
OFFICE SF	+/- 1,963 SF spec suite
BUILDING DIMENSIONS	278' x 1456'
BUILDING CONFIGURATION	Rear Loaded
TYPICAL COLUMN BAY SPACING	54'd X 52'w
SPEED BAYS	60'd x 52'w
CLEAR HEIGHT	36'
DOCK DOORS	8 (with knock-outs for up to 10 additional doors)
TRAILER PARKING	22
AUTO PARKING	70
ELECTRICAL	400 amps, 277/480 volt 3-phase
FIRE PROTECTION	ESFR sprinkler system
LIGHTING	LED high bay lighting with motion sensors to achieve 30 FC average @ 30" AFF
FLOORING	7" Non-Reinforced
ROOF	White TPO with R20 insulation value and 15 year manufacturer's warranty
CONSTRUCTION	100% Tilt up concrete



©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.