

NORTH PARK

Build-to-Suit Maintenance Facilities

St. Louis, MO 63134

FOR SALE OR LEASE

**5,000 - 20,000 SF PROPOSED
MAINTENANCE FACILITIES**

State of Missouri Super TIF
Opportunity Zone



Jones Lang LaSalle Americas, Inc. a licensed real estate broker in 48 states



PROPERTY OVERVIEW

Vehicle maintenance facility options available from 5,000 to 20,000 SF (or more) with immediate access to I-70 and I-170 immediately adjacent to St. Louis Lambert International Airport. NorthPark is within a 10 minute drive of Downtown, St. Charles, and the Metro East. Developer owner will sell land sites, build-to-suit for lease or ownership. Complete spectrum of design and construction services available.

POTENTIAL BUILDING SIZES: 5,000 - 20,000 SF

TRAILER/TRUCK STORAGE: Up to 8 acres available

CLEAR HEIGHT: To suit; 24'-30' clear possible

LOADING: Drive-through facility

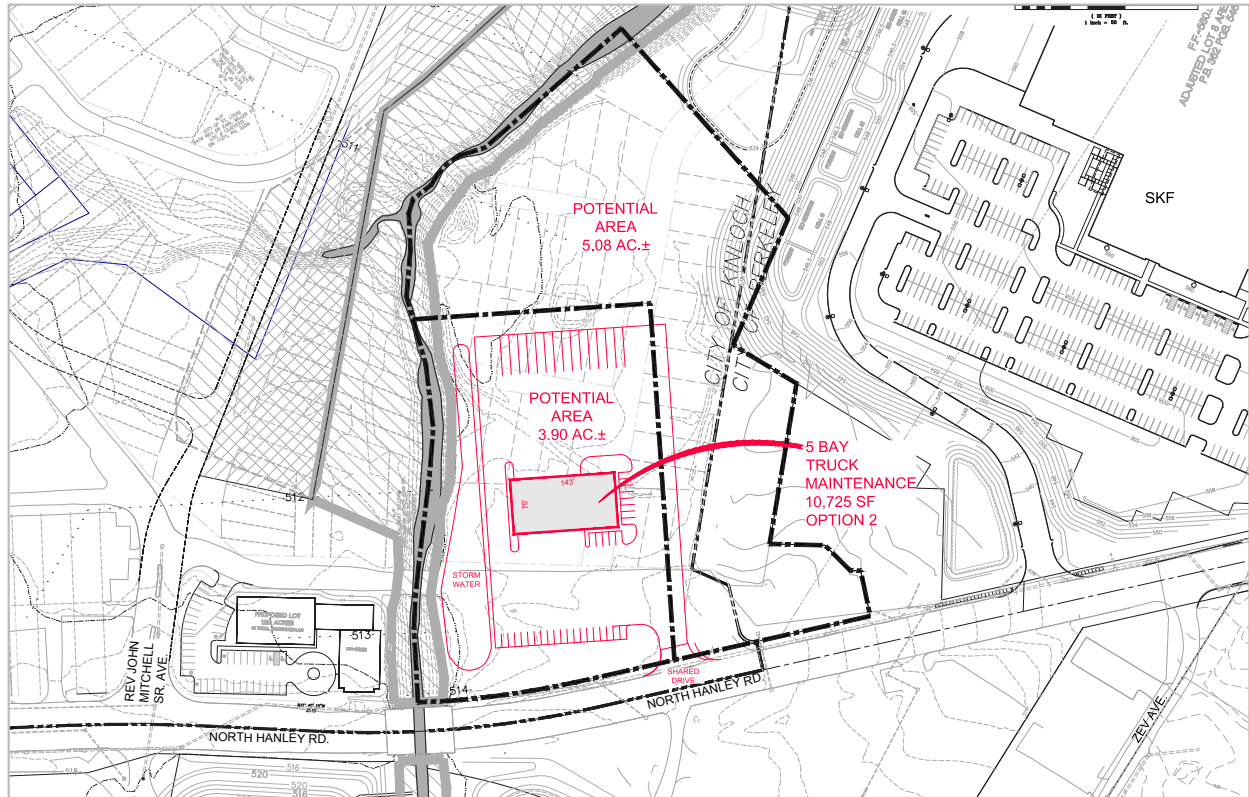
VISIBILITY: Over 2 miles of interstate frontage

SITE PLAN



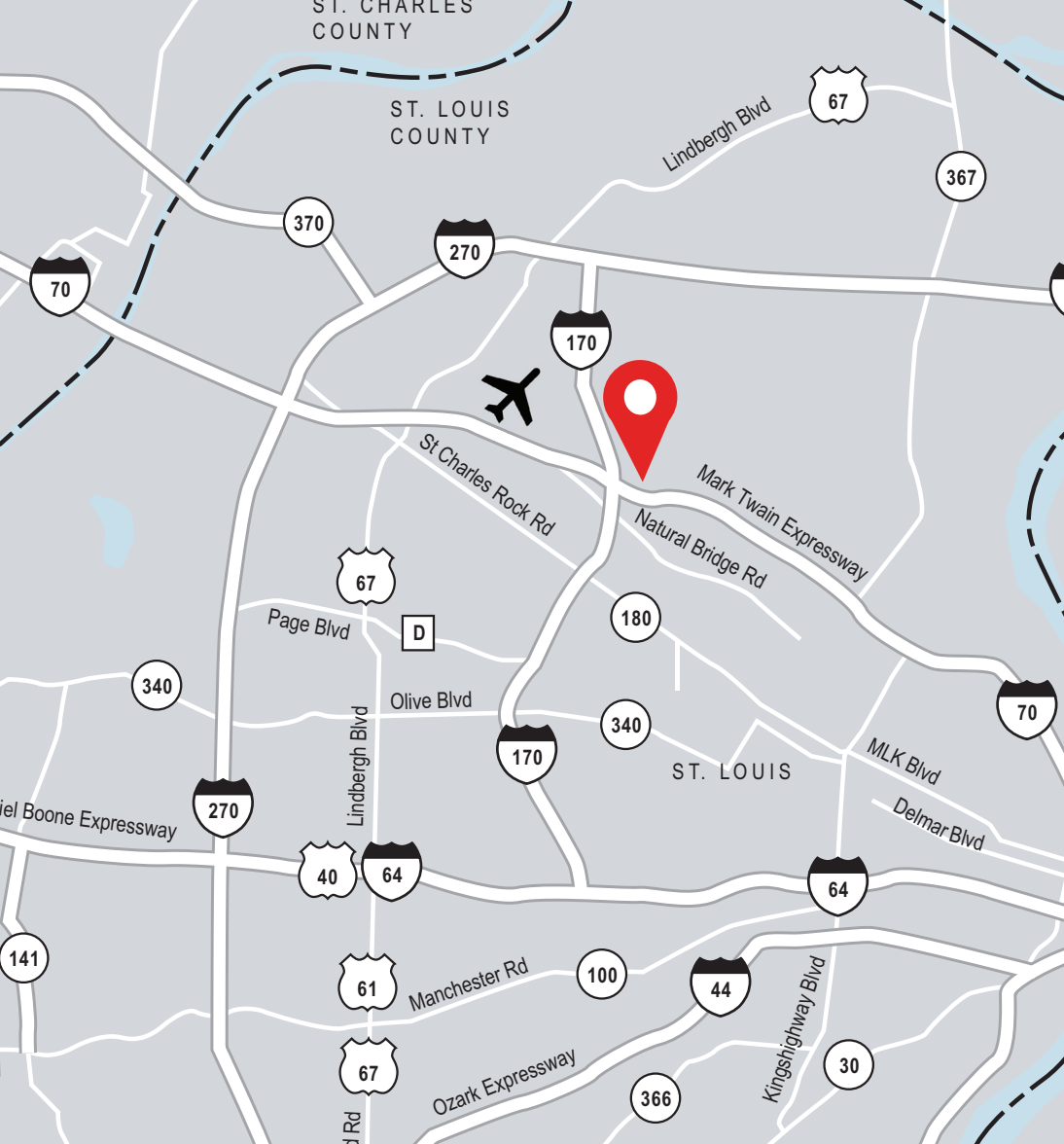
FACILITY OPTIONS

OPTION



PROPOSED FACILITY RENDERING





NORTHPARK MAINTENANCE FACILITY

LOCATION:

On I-70 at I-170;
Less than 3 miles from
I-270 and 9 miles from
I-64/40

NORTHPARK

An established hub of commerce

+ 44.246 total acres

+ \$300M Capital invested

+ 2.7M SF developed

+ 5,000 + jobs created

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