

HAZELWOOD TradePort

FOR LEASE

HTP-3

COMPLETION
FALL 2018



TRADEPORT BOULEVARD | 63042

CBRE

Brian Bush
First Vice President
+1 314 655 6052
brian.bush@cbre.com

Jon Hinds, SIOR
First Vice President
+1 314 655 6026
jon.hinds@cbre.com

 **NorthPoint**[™]
DEVELOPMENT

FOR
LEASE

18-YEAR TAX
ABATEMENT

\$0.10 PSF YEAR-ONE TAXES
FIXED INCREASES, NO REASSESSMENT

BUILDING AMENITIES

493,000 SF distribution building

520' x 942'

50' x 52' column spacing -
60' x 52' speedbays

36' clear height

4000 Amp electrical service (upgradeable)

185' truck court depth (60' concrete apron)

56 docks, 36 knockouts, 4 drive-ins

Crossdock configuration

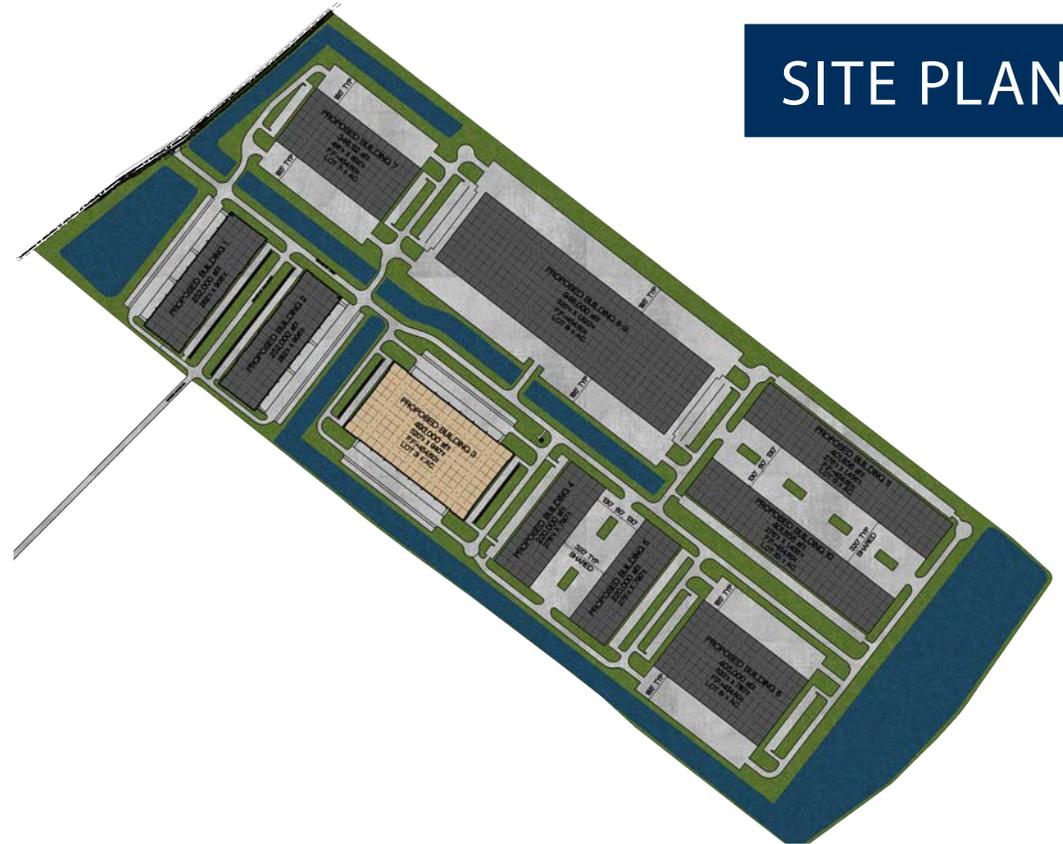
7" non-reinforced floors

ESFR sprinkler system

LED High Bay lighting to achieve 30 FC
Average @ 36" AFF

Lease Rate: \$4.50 PSF NNN

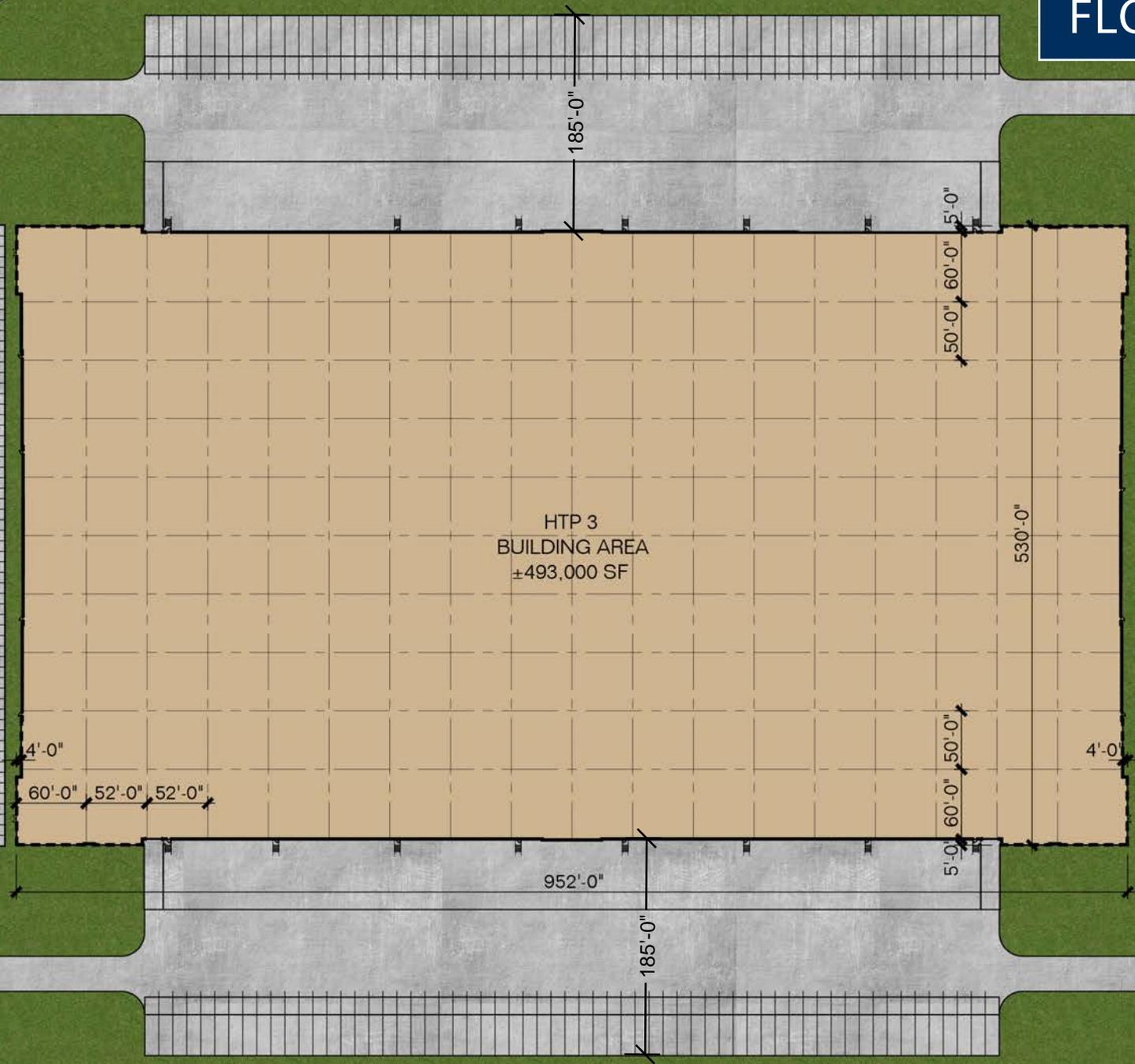
SITE PLAN



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FLOOR PLAN



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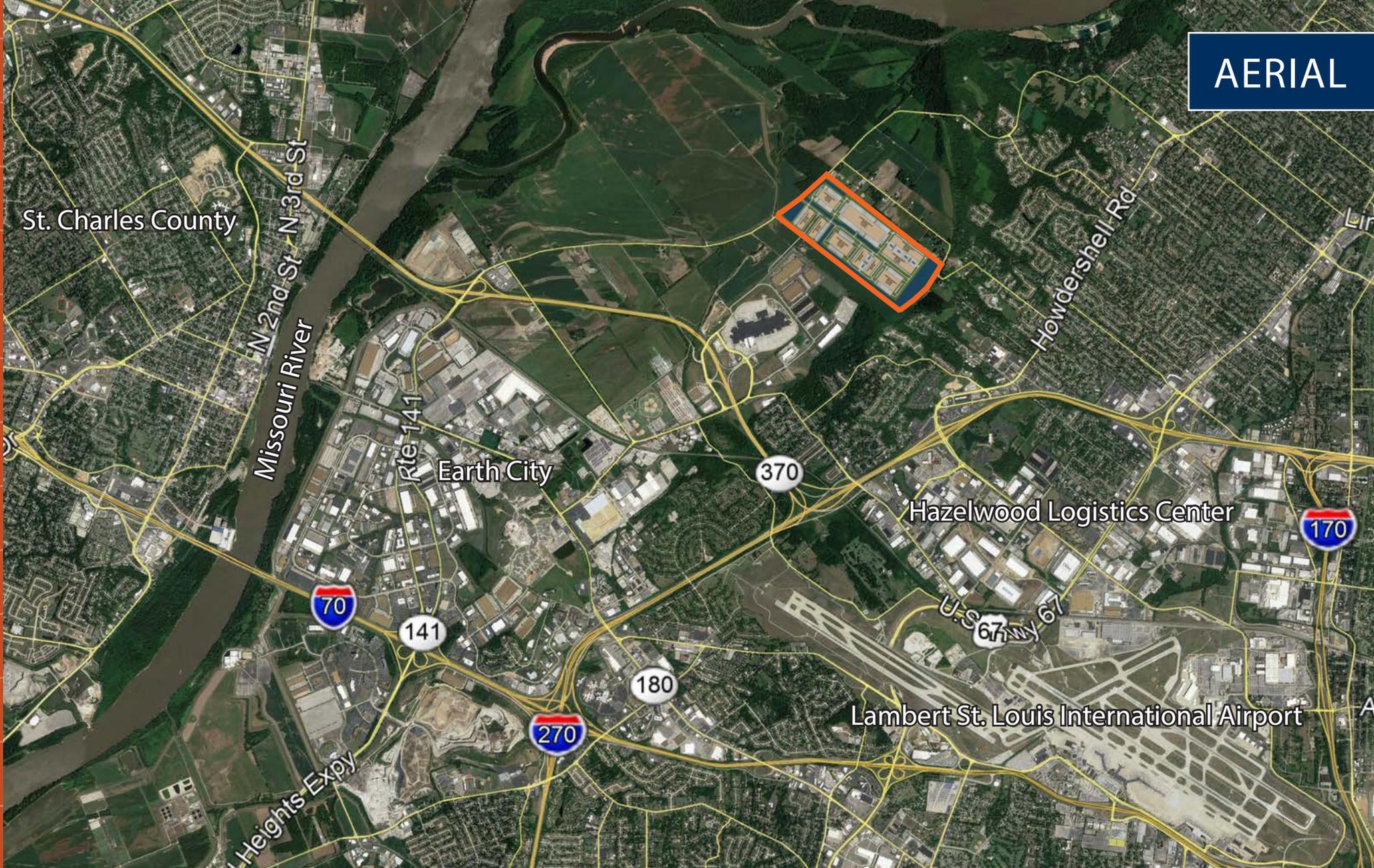
HAZELWOOD
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PARK OVERVIEW

- Build-to-Suits available in excess of 1 million SF
- 336-acre master planned industrial park
- Institutional park standards with up to 4 million square feet of development planned
- Strategically located off Highway 370 with convenient access to I-270, I-70, and I-170
- Best-in-market tax abatement with initial taxes of \$0.10/SF
- Abundant and skilled workforce ready to serve business within Hazelwood TradePort
- Buildings and roads elevated above the 500-year flood plain
- Located in the City of Hazelwood, St. Louis' most business-friendly municipality
- Owned and developed by **NorthPoint Development**, one of the county's most active industrial development firms. NorthPoint has developed over 40 million square feet of new Class A industrial product since inception in 2012.

AERIAL



St. Charles County

N 2nd St N 3rd St
Missouri River

Rte 141

Earth City

370

Hazelwood Logistics Center

170

Howdershell Rd

70

141

180

270

U.S. 67

Lambert St. Louis International Airport

Heights Expy



11-Minute Drive

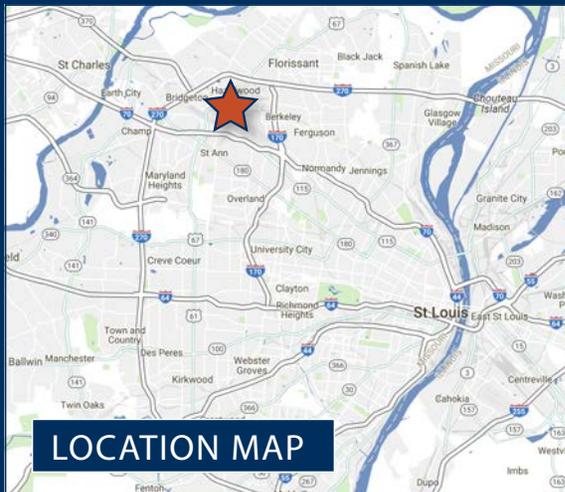
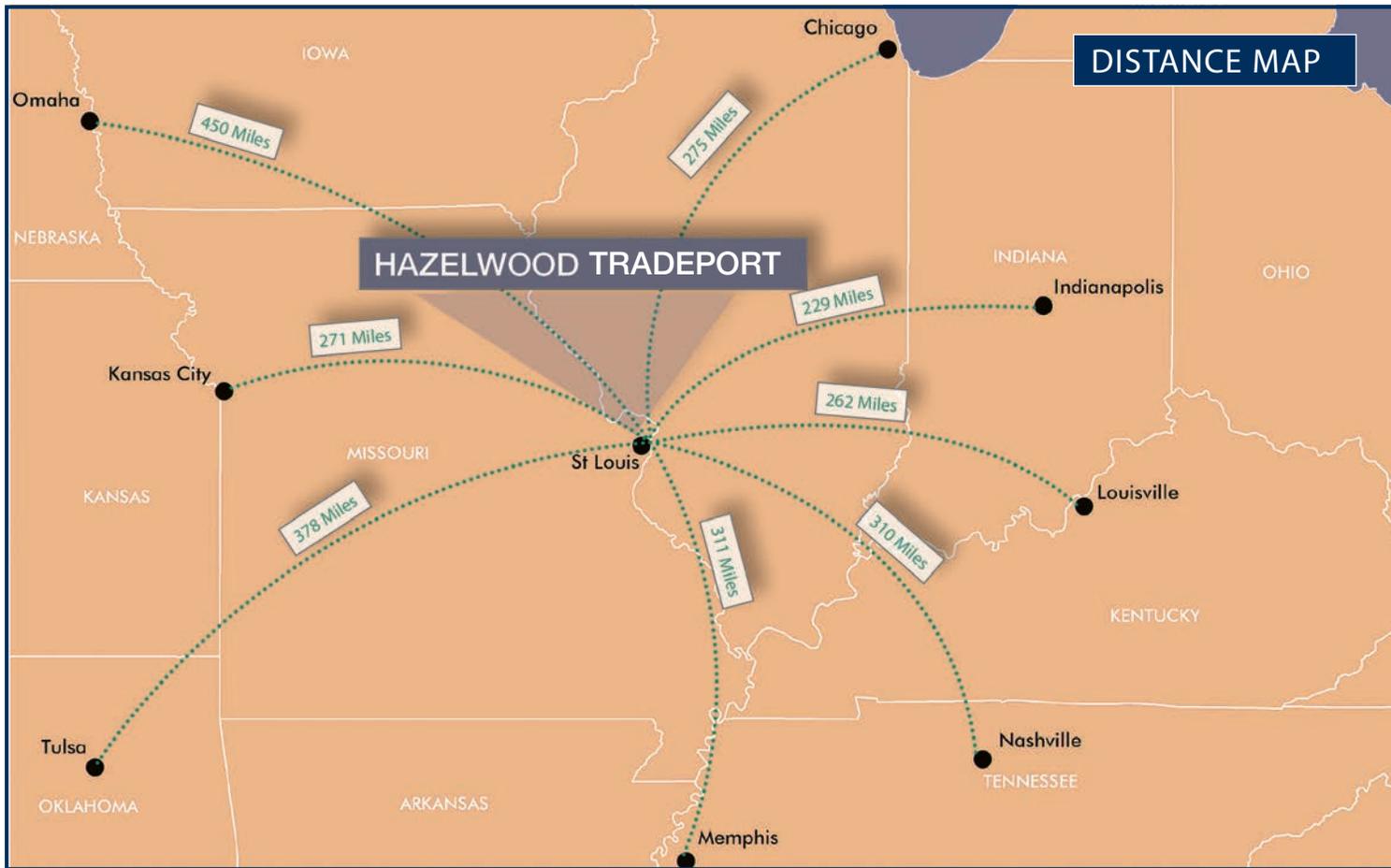
10-Minute Drive

11-Minute Drive

12-Minute Drive

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FOR MORE INFORMATION
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jon.hinds@cbre.com

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