



HAZELWOOD

TRADEPORT

325 Acre, ± 3,306,880 SF Masterplanned Industrial Park

407,552 SF Distribution Facility

1500 TRADEPORT DRIVE, BUILDING 4
HAZELWOOD, MO 63042

**NOW LEASING BUILDING IV: 407,552 SF - Q2 2020 DELIVERY
18 YEAR TAX ABATEMENT**



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

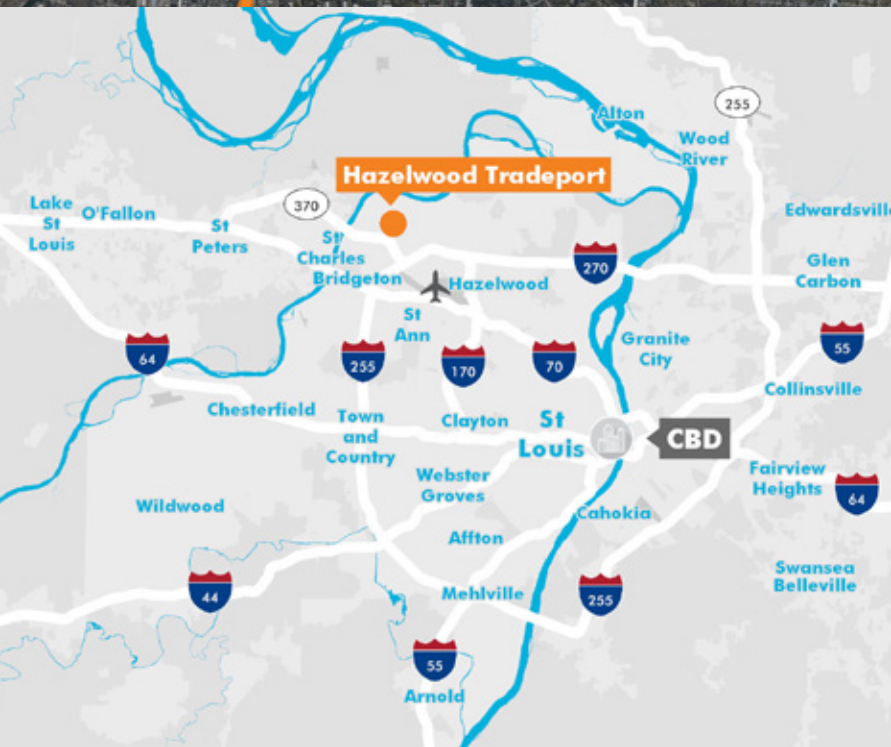
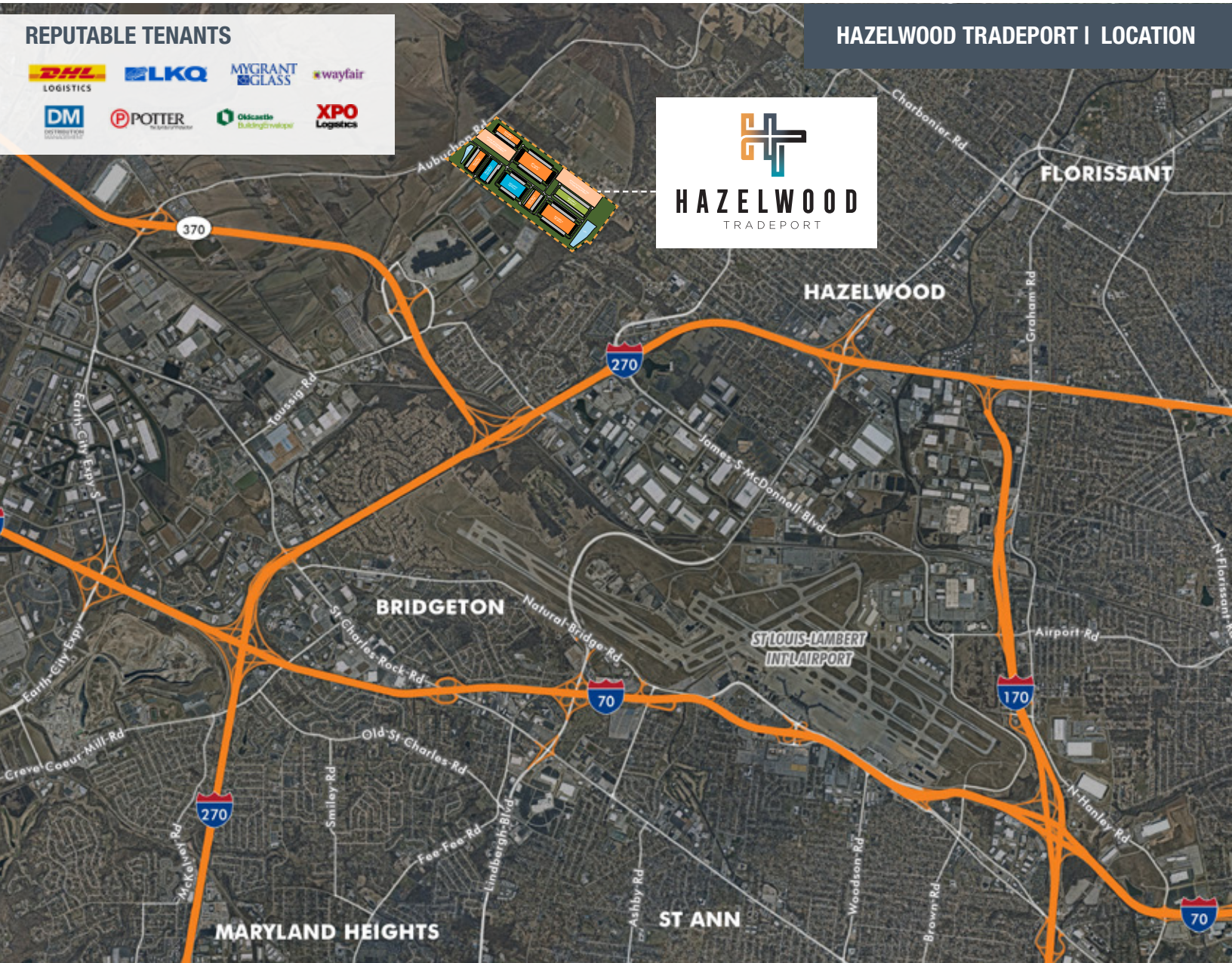
CBRE



REPUTABLE TENANTS

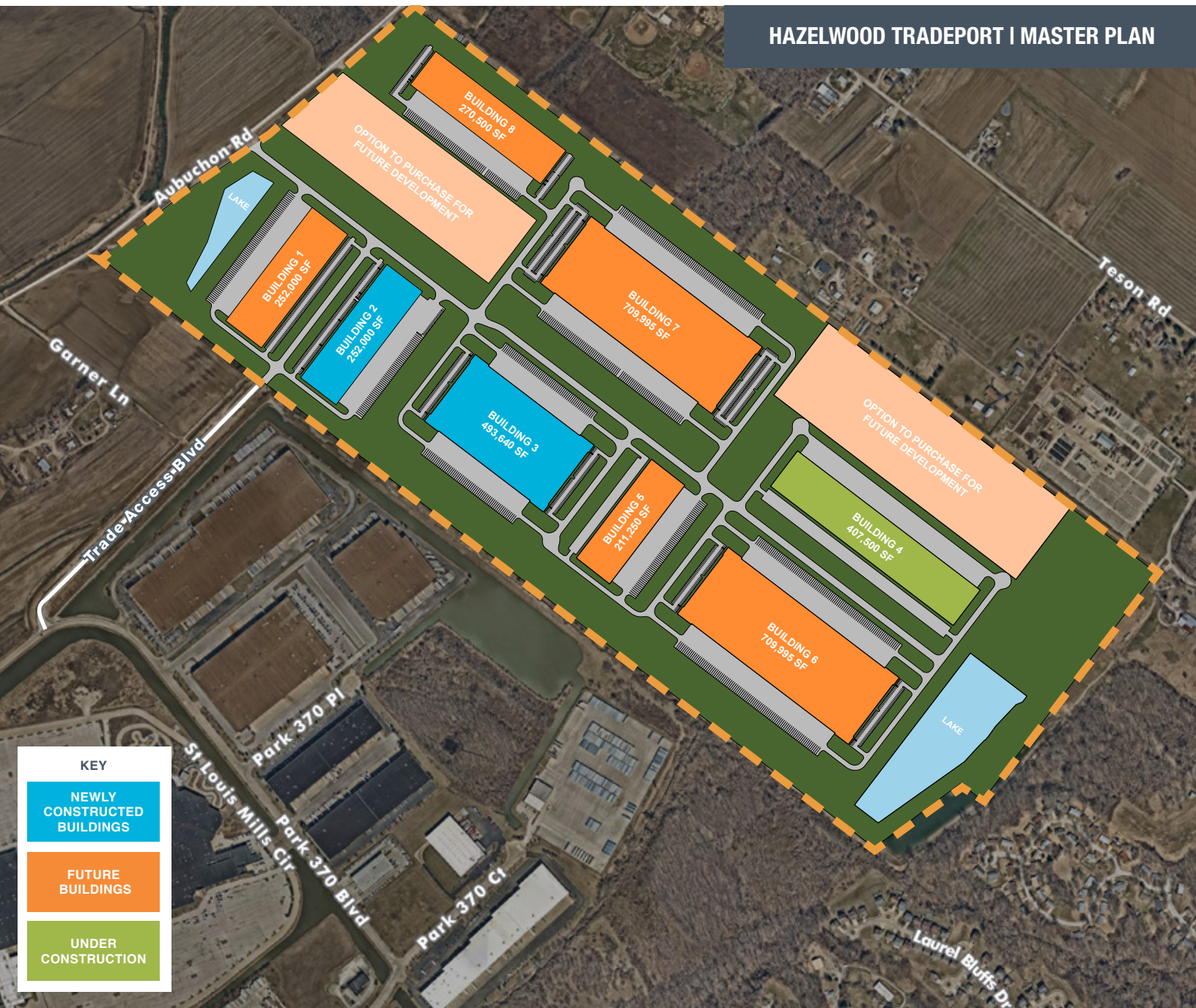


HAZELWOOD TRADEPORT | LOCATION



- **STRATEGICALLY LOCATED** off Highway 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

HAZELWOOD TRADEPORT | MASTER PLAN



TAX ABATED for 18 years with no reassessment risk



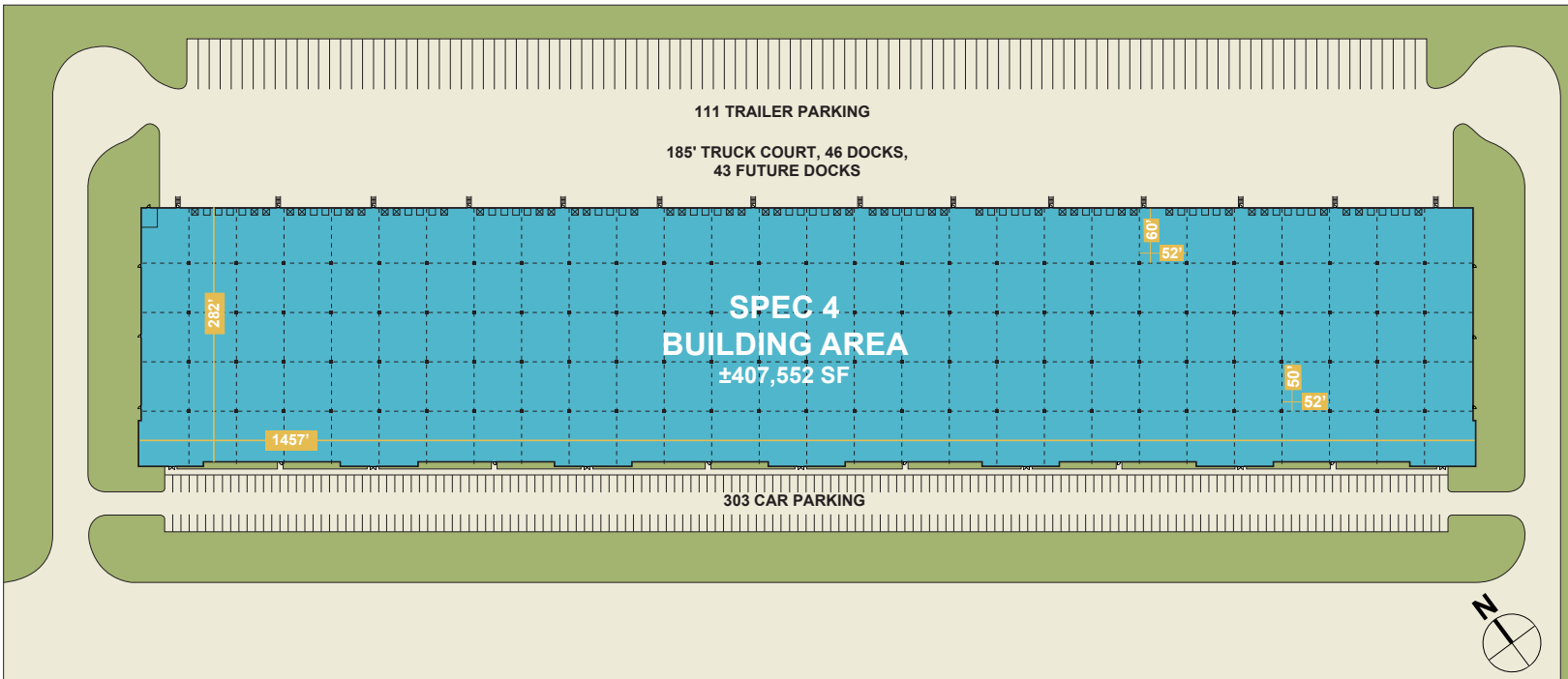
NEWLY CONSTRUCTED, Class A distribution facility with generous TI packages



ABUNDANT & SKILLED WORKFORCE ready to serve business within Hazelwood TradePort



STABLE, RESPONSIVE and well capitalized ownership with deep in-house engineering expertise



HAZELWOOD TRADEPORT | BUILDING 4 SPECS

Lease Rate	\$4.95 PSF NNN
Building Size	407,552 SF
Available SF (Minimum Divisible: 29,000 SF)	407,552 SF
Building Dimensions	282' X 1457'
Building Configuration	Rear Loaded
Column Bay Spacing	54' X 52'
Loading Bay Spacing	60' X 52'
Clear Height	36'
Dock Doors	46 (with knock-outs for up to 43 additional docks)

Drive in Doors	6
Trailer Parking	111 trailer parking stalls
Auto Parking	303 stalls
Truck Court	185' (60' concrete apron)
Flooring	7" non-reinforced floors
Building Electrical	4000 AMP electrical service (upgradeable)
Fire Protection	ESFR sprinkler system
Lighting	LED High Bay lighting to achieve 30 FC Average @ 36" AFF
Construction	Tilt-up concrete

FOR MORE INFORMATION,
PLEASE CONTACT:

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

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