

MLC
McDONNELL
LOGISTICS CENTER

133 JAMES S. MCDONNELL BLVD.
Hazelwood, MO 63042

NOW LEASING
204,365 SF DISTRIBUTION BUILDING

Strategically located at Lambert International Airport, McDonnell Logistics Center is a state of the art, new distribution facility providing an unmatched combination of **lower taxes** and **better buildings** with **quick access** to I-70, I-170 & I-270.

**15
year**
TAX ABATEMENT

McDonnell Logistics Center delivers market leading, low real estate taxes with **initial taxes of \$0.05/SF.**

// LOWER TAXES

Quick Access

Strategically located to provide quick access and connectivity, McDonnell Logistics Center has direct access, via five interchanges, to four different Interstates including I-270, I-170, I-70 and Hwy 370.



5 INTERCHANGES

to four different Interstates including I-270, I-170, I-70 and Hwy 370



3 MILES

to Lambert-St. Louis International Airport (STL)



<2 MILES

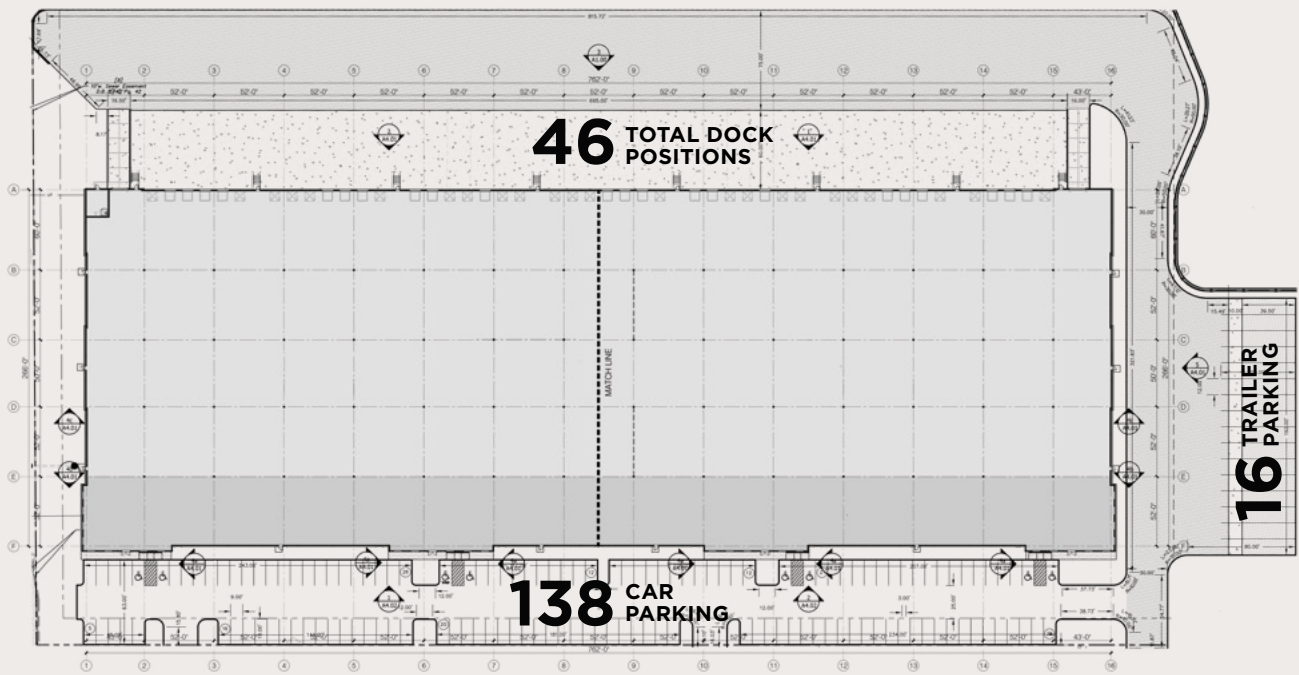
to I-270 and I-170



8 MILES

to UPS and FedEx Ground

// SITE PLAN



Better Buildings

Built for better performance and **lower operating costs**, our buildings are delivered with **premium upgrades**.

- 45 mil TPO roofs including R-20 insulation and 15-year roof warranties
- Fully equipped dock packages including heavy capacity, 45,000 lb. dock levelers
- Ultra-efficient warehouse illumination including LED lighting with occupancy sensors and Clerestory windows
- Above standard 800 amp, 480/277 volt, 3-phase main power services

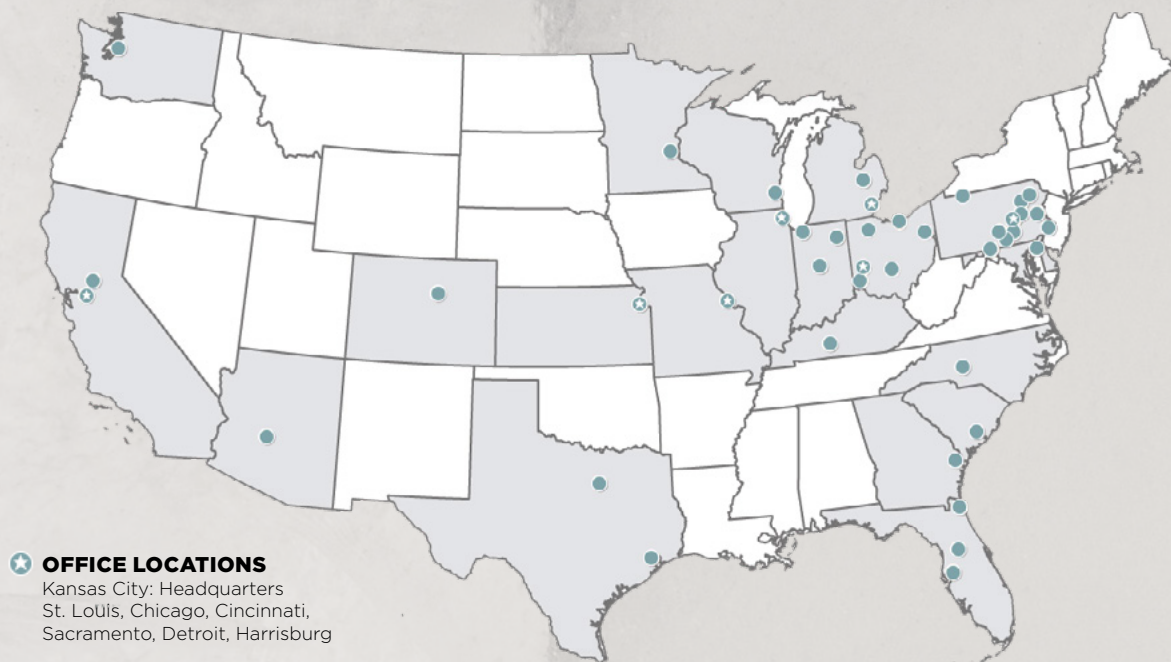
BUILDING SPECS

Building Size	204,365 SF
Divisible To	±28,000 SF
Office Finish	Built-to-suit
Building Config.	266' deep, rear loaded design
Clear Height	36'
Lighting	LED high bay lighting @ 30 FC
Fire Suppression	ESFR
Dock Doors	22 (expandable to 46)
Column Spacing	52' x 52' w/60' speed bay
Car Parking	138 Spaces
Trailer Parking	16
Truck Court	135' (60' concrete apron)
Electrical Service	480/277 volt, 3-phase, 4-wire
Lease Rate	\$4.95/SF/NNN

Experienced Developer Trusted Partner

Established in 2012, NorthPoint Development is a privately held real estate development firm specializing in the development of Class A Real Estate facilities. Our firm differentiates itself from competitors through a strong engineering, technical, and data driven focus. We employ

numerous data scientists, as well as, civil, geotech, electrical, industrial, and computer engineers. NorthPoint operates in 21 states across the United States and has developed more than 70MM SF of new industrial facilities.



74.6MM SF

Industrial space
DEVELOPED

14.2 MM SF

Industrial space
LEASED since 2019

17.8 MM SF

Industrial space currently
UNDER CONSTRUCTION

\$6.5+BILLION

Total capital **RAISED**
since 2012

±46,500 JOBS

CREATED in our
developments

\$1.5 BILLION

INCENTIVES NEGOTIATED
for our clients



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