



**HAZELWOOD**  
LOGISTICS CENTER



# Advantages

Hazelwood Logistics Center is a 165 acre, master planned industrial park, providing unmatched incentives, interstate access and labor supply. The park is designed to accommodate large to mid-size companies in high-volume, state of the art, distribution center and warehouse facilities. Located in Hazelwood, Missouri, a business friendly city, Hazelwood Logistics Center delivers market leading, 100% real estate tax abatement for 10 years followed by 50% abatement for 8 years, for a total of 18 years of significantly lower costs.

18 yrs

real estate tax abatement

\$1.1MM

estimated tax savings over 10 years for 100K sf lease

5

interstate interchanges accessing site

3mins

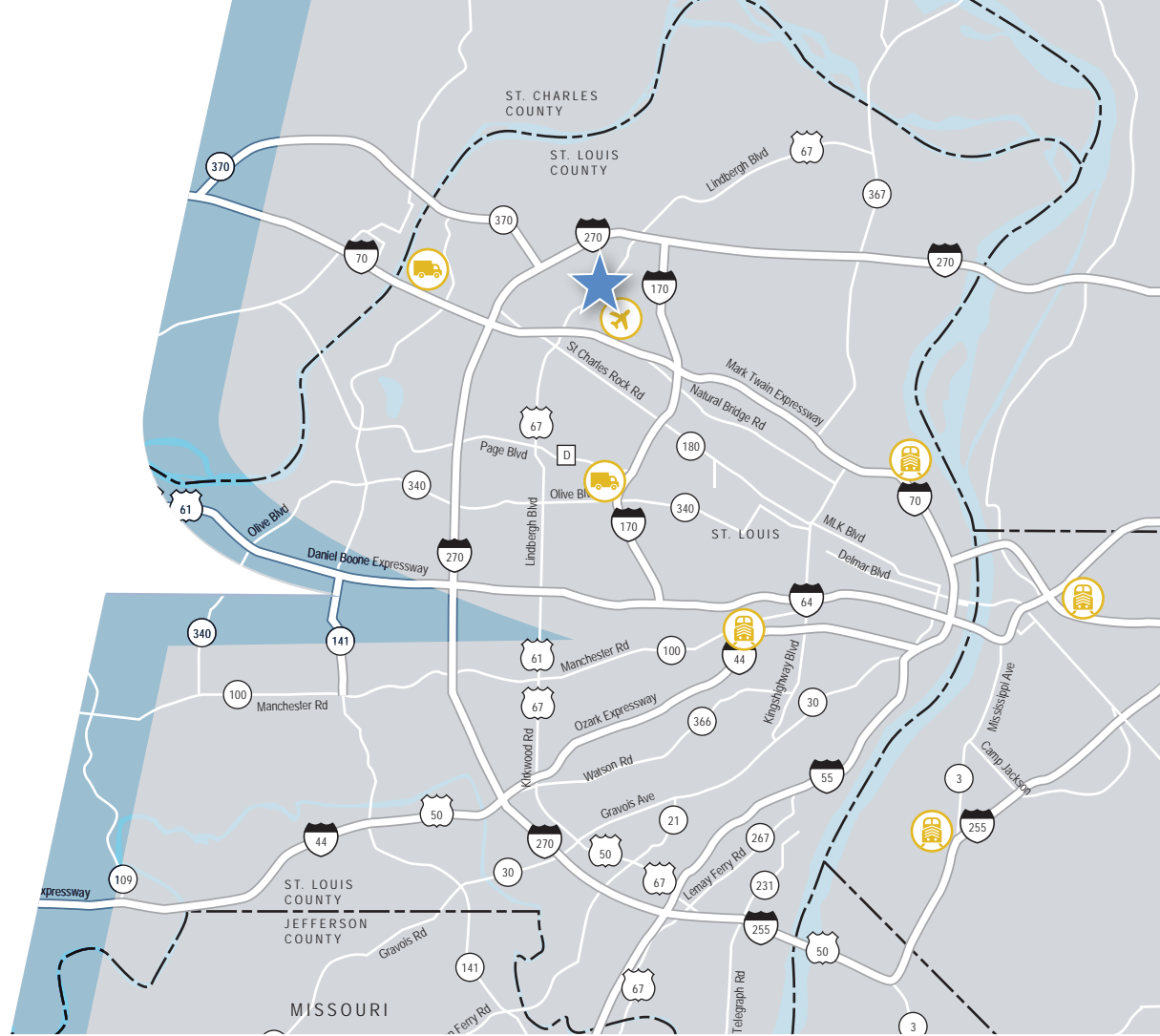
travel time to I-70, I-270, I-170 and Hwy 370

1,833

active supply of warehousing labor

# Direct Access

Strategically located to provide access to primary transportation infrastructure, Hazelwood Logistics Center has direct access, via five interchanges, to four different Interstates including I-270, I-170, I-70 and Hwy 370. Access to labor is equally strong. The City of Hazelwood supplies one of the largest skilled labor pools in St. Louis Metro, with an active supply of over 1,800 warehouse workers. Join companies including Boeing, IBM, GKN Aerospace, Covidien, Mallinckrodt and Chrysler that call Hazelwood home.



<2mi

to I-270, I-170, I-70  
and Hwy 370



2mi

to Lambert-St. Louis  
International Airport



<1mi

to 5 Metro  
bus routes



7-9mi

to UPS and FedEx  
Ground

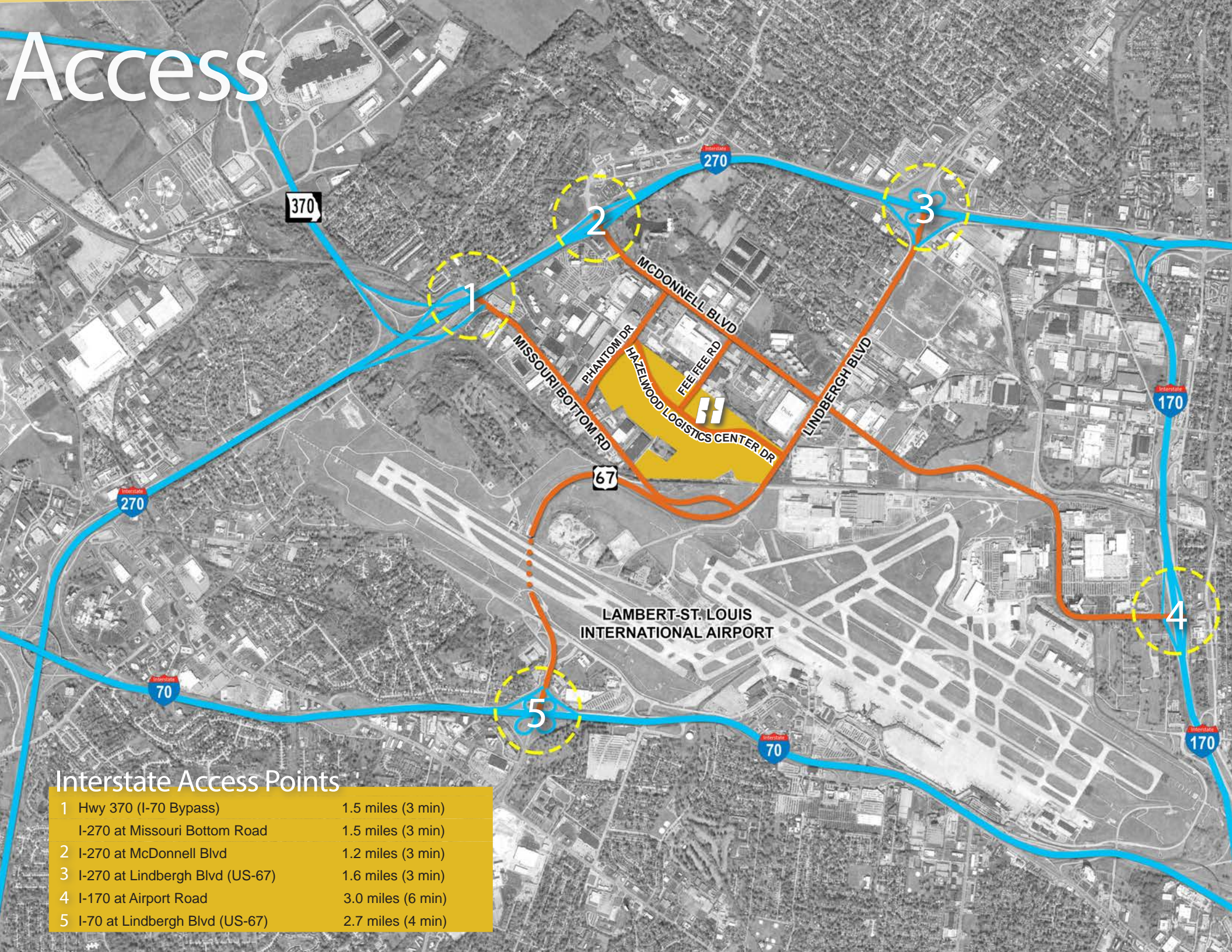


14-26mi

to Norfolk Southern, BNSF,  
CSX, UP Intermodal



# Access



## Interstate Access Points

- |                                   |                   |
|-----------------------------------|-------------------|
| 1 Hwy 370 (I-70 Bypass)           | 1.5 miles (3 min) |
| I-270 at Missouri Bottom Road     | 1.5 miles (3 min) |
| 2 I-270 at McDonnell Blvd         | 1.2 miles (3 min) |
| 3 I-270 at Lindbergh Blvd (US-67) | 1.6 miles (3 min) |
| 4 I-170 at Airport Road           | 3.0 miles (6 min) |
| 5 I-70 at Lindbergh Blvd (US-67)  | 2.7 miles (4 min) |



# HAZELWOOD

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OWNED AND DEVELOPED BY:



LEASING BY:

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