

**NOW LEASING**

±88,018 SF available (divisible)



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

# Hazelwood Logistics Center 1

306 Hazelwood Logistics Center Dr | Hazelwood, MO

Hazelwood Logistics Center 1 (HLC 1) is a ±199,288 SF, state of the art, distribution facility located in Hazelwood, Missouri, a business friendly city. The property offers real estate tax abatement for significantly lower operating costs.

- › ±88,018 SF available (divisible)
- › ±4,097 SF office
- › Real estate tax abatement
- › 52'w x 55'd columns (280' deep)
- › 32' minimum clear height
- › ESFR fire suppression
- › 1,000 amps 480v 3 phase
- › 10 dock doors
- › (2) 12' x 14' drive-in doors
- › LED lighting to achieve 30 fc
- › Available trailer storage
- › **Lease Rate: \$6.95, NNN**



**<2mi**

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



**2mi**

to Lambert-St. Louis  
International Airport



**7-9mi**

to UPS and FedEx  
Ground



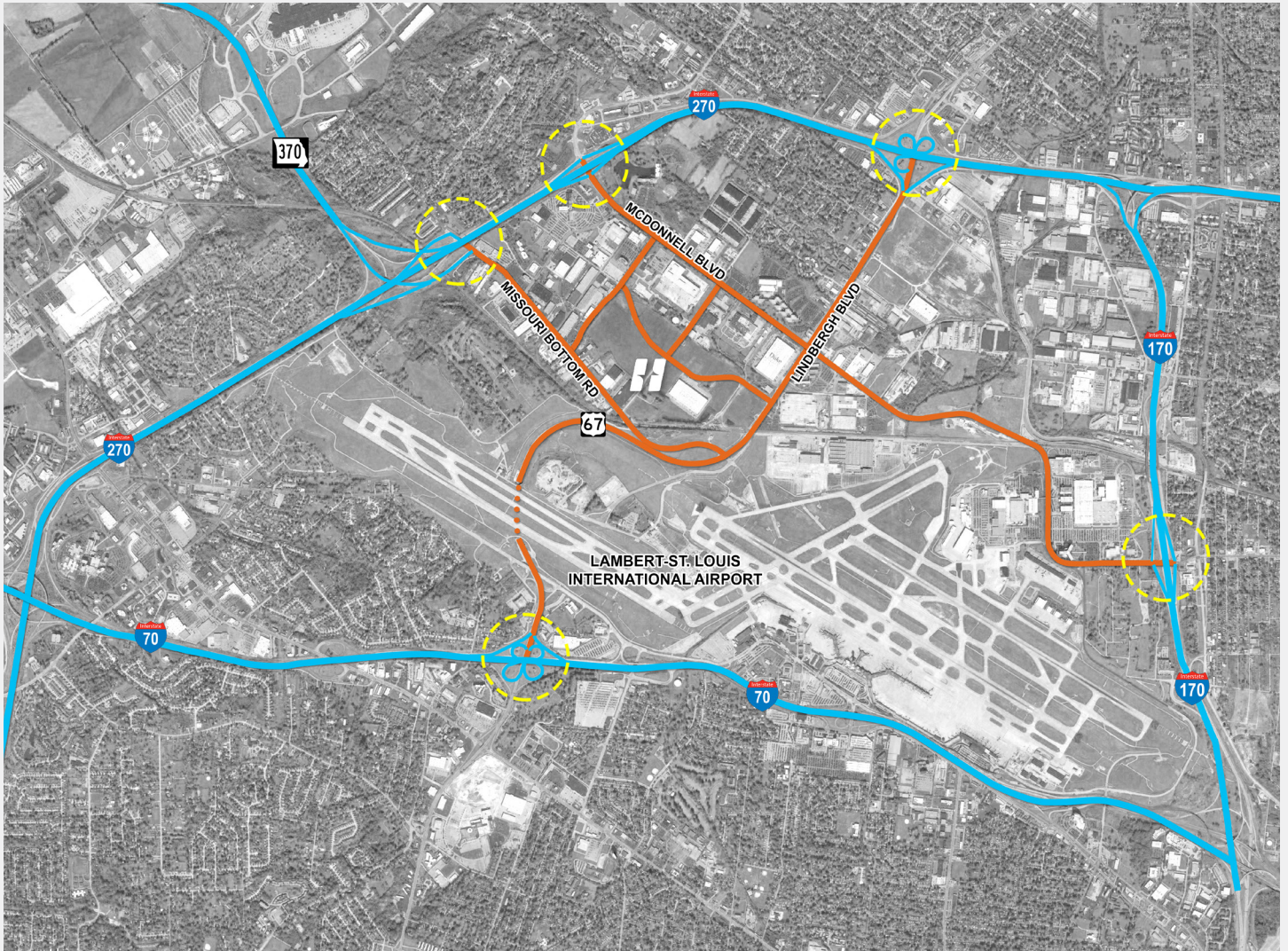
**14-26mi**

to Norfolk Southern,  
BNSF, CSX, UP  
Intermodal

# Site Plan



# Direct Access



**5**  
**INTERCHANGES**

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.

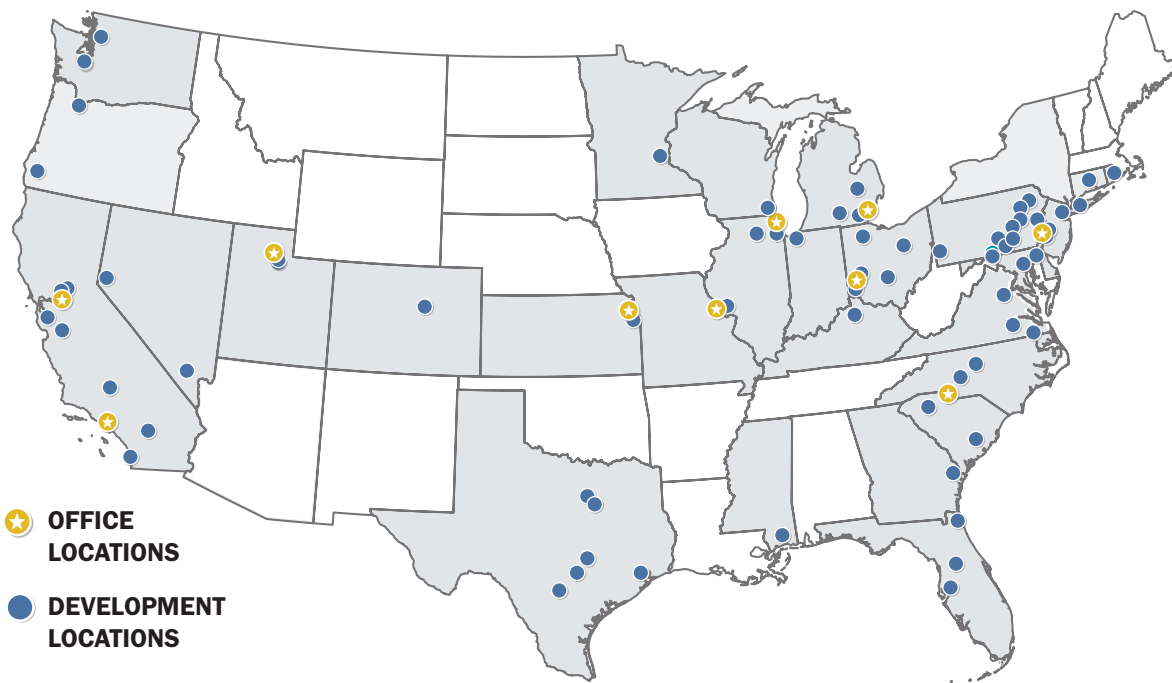
Access to labor is equally strong. The North County submarket supplies one of the largest skilled labor pools in St. Louis Metro.

**ACTIVE**  
**SUPPLY** **OF**  
**LABOR**

# 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 is currently active in 26 states across the United States and has developed more than 150.2 MSF of new industrial facilities. Our motto "Beyond the Contract" embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Our approach in all business relationships is to be fair and to operate by the "Golden Rule."



**150.2 MM SF**  
CURRENT INDUSTRIAL  
PORTFOLIO

**28.9 MM SF**  
INDUSTRIAL SPACE  
UNDER CONSTRUCTION

**8.8 MM SF**  
INDUSTRIAL SPACE  
LEASED IN 2023

**\$18.8 BILLION**  
TOTAL CAPITAL RAISED  
SINCE INCEPTION

**107 THOUSAND**  
EST. JOBS CREATED  
IN OUR DEVELOPMENTS

**\$12.8 MILLION**  
CHARITABLE CONTRIBUTIONS  
SINCE INCEPTION

OWNED AND DEVELOPED BY:



LEASED BY:



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