Hazelwood Logistics Center 5

388 Hazelwood Logistics Center Dr | Hazelwood, MO

Hazelwood Logistics Center 5 (HLC 5) is a **±148,833 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.

- **±54,265 SF available**
- 1,298 SF office
- Real estate tax abatement
- 260' deep, front loaded design
- 52'w x 50'd columns (60' speed bay)
- 32' minimum clear height
- ESFR fire suppression
- 1,000 amp/ 480/277 /3-phase
- 6 docks (3 future)
- 1 drive-in door (12'w x 14'h)
- LED lighting to achieve 30 fc
- 70 car parking
- 9 trailer stalls
- **Lease Rate: $7.75 PSF, NNN**

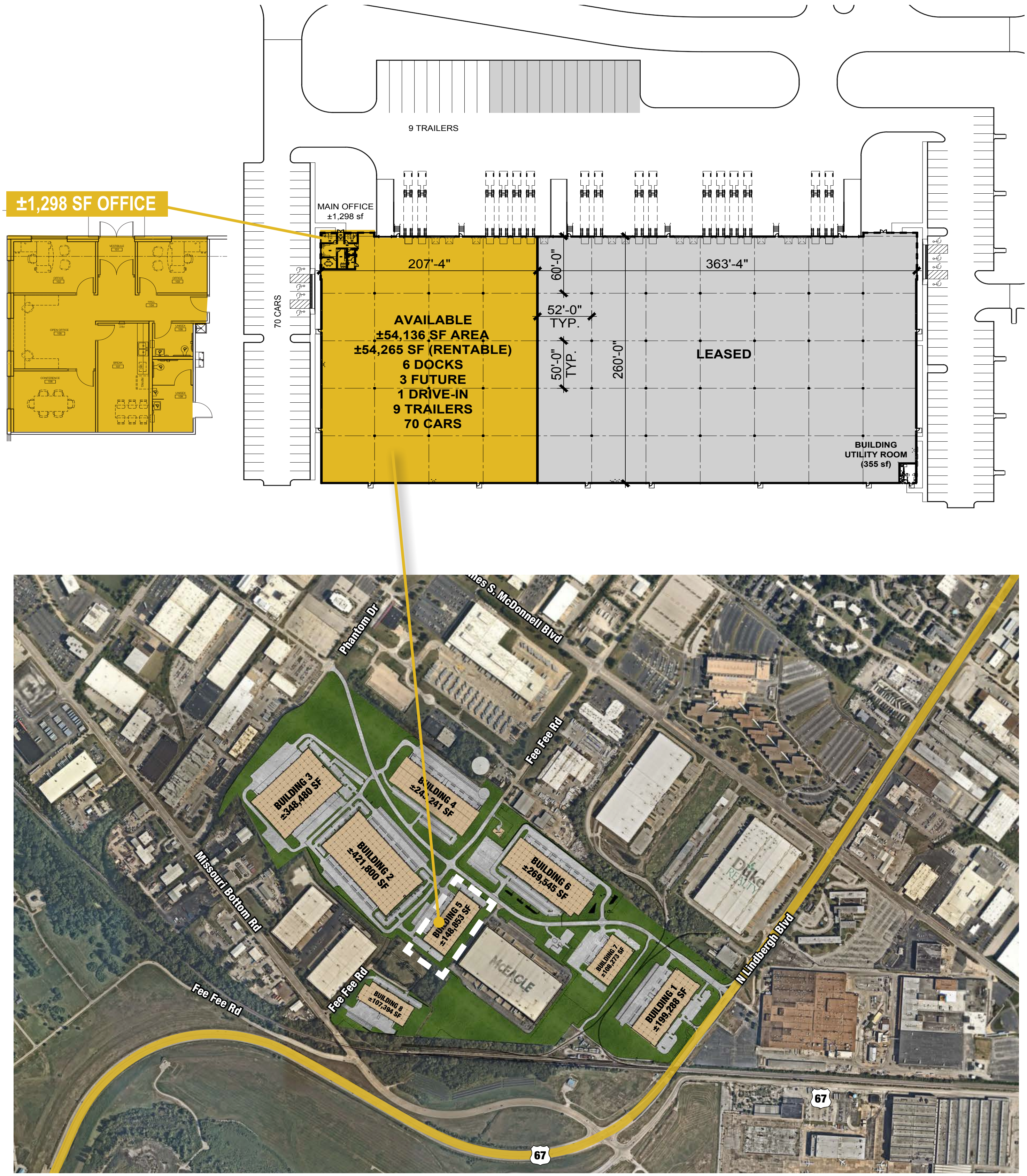
<2mi
to I-270, I-170, I-70 and Hwy 370

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


±1,298 SF OFFICE
9 TRAILERS
MAIN OFFICE
±1,298 sf
70 CARS
207'-4"
363'-4"
60'-0"
52'-0"
TYP.
50'-0"
TYP.
260'-0"
AVAILABLE
±54,136 SF AREA
±54,265 SF (RENTABLE)
6 DOCKS
3 FUTURE
1 DRIVE-IN
9 TRAILERS
70 CARS
LEASED
BUILDING
UTILITY ROOM
(355 sf)
Phantom Dr
Fee Fee Rd
Missouri Bottom Rd
N Lindbergh Blvd
BUILDING 3
±348,480 SF
BUILDING 2
±421,800 SF
BUILDING 6
±269,545 SF
BUILDING 5
±148,853 SF
BUILDING 1
±199,288 SF
BUILDING 8
±107,394 SF
67

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.

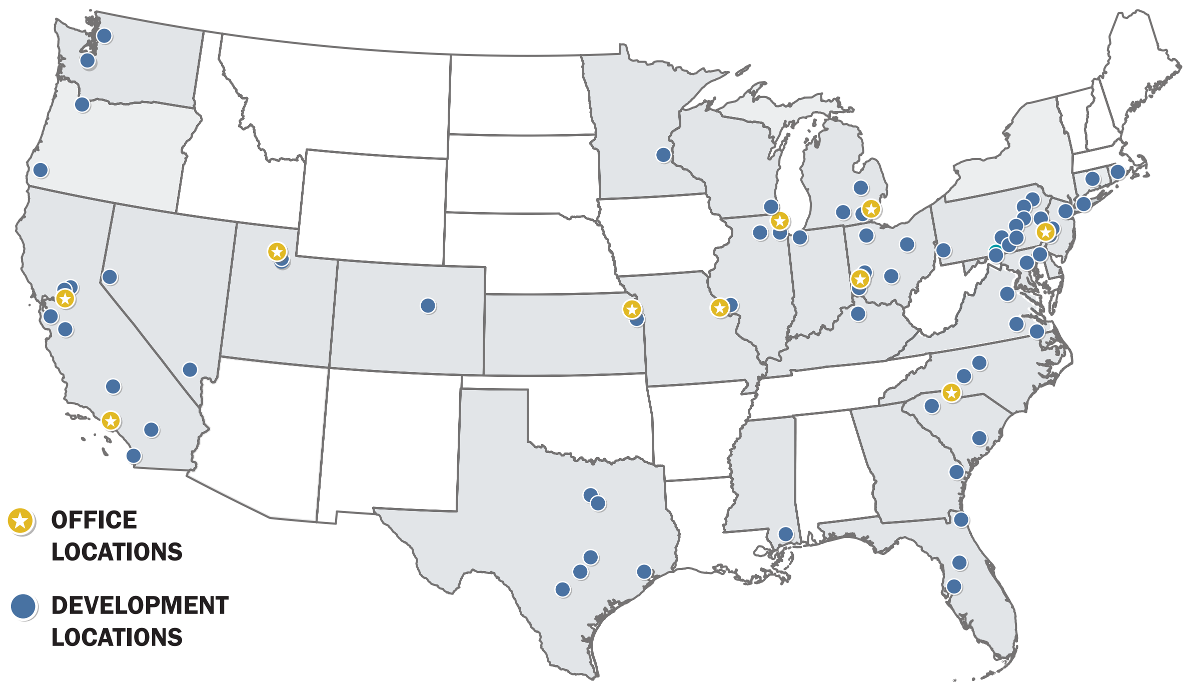
Access to labor is equally strong. The North County submarket supplies one of the largest skilled labor pools in St. Louis Metro.

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 159.7 MM SF 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."



159.7 MM SF
CURRENT INDUSTRIAL PORTFOLIO

5 MM SF
INDUSTRIAL SPACE UNDER CONSTRUCTION

15.5 MM SF
INDUSTRIAL SPACE LEASED IN 2025

$21.6 BILLION
TOTAL CAPITAL RAISED SINCE INCEPTION

125 THOUSAND
EST. JOBS CREATED IN OUR DEVELOPMENTS

$16.9 MILLION
CHARITABLE CONTRIBUTIONS SINCE INCEPTION

OWNED AND DEVELOPED BY:

NorthPoint™ DEVELOPMENT

LEASED BY:

JLL

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