



NORTH PARK

LOCATION. FLEXIBILITY. ECONOMICS

I-70 & I-170 at St. Louis Lambert International Airport | St. Louis, MO



The St. Louis region's premier 550-acre business park, combining the best in location, flexibility and economics.

- » Located at the intersection of I-70 and I-170 in the heart of St. Louis County, immediately adjacent to St. Louis Lambert International Airport
- » Over 100 acres available for sale or build-to-suit lease projects
- » Designed for industrial, office and retail development
- » Accommodating building sizes from 20,000 to 500,000 SF
- » A secure, master planned business park
- » Access an abundant and wage competitive labor force
- » Unmatched transportation access with immediate interstate, air and public transportation connectivity
- » Extensive economic incentive packages available

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

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The map displays the St. Louis metropolitan area, highlighting major highways (Interstates 70, 270, 44, 55, 64) and local roads. A red pin marks the location of the Gateway Arch. Numbered blue squares (1-6) indicate driving distances from various transportation hubs to the Arch. The legend on the left provides details for each hub.

Map #	Street	Driving Distance
INTERSTATES		
1	I-70	< 1.0 Mile
2	I-170	< 1.0 Mile
3	I-270	4.5 Miles
4	I-64/Hwy 40	8.6 Miles
5	I-44	9.5 Miles
6	I-55	13 Miles
TRANSPORTATION		
M	Metro	< 1.0 Mile
Airplane icon	Lambert-St. Louis International	2.4 Miles
GROUND HUBS		
FedEx icon	FedEx	3.0 Miles
UPS icon	UPS	9.5 Miles
INTERMODAL RAIL		
Norfolk Southern icon	Norfolk Southern	7.3 Miles
CSX icon	CSX	14.9 Miles
BNSF icon	BNSF	12.6 Miles
UP icon	UP	19.6 Miles

*NorthPark delivers unmatched transportation access
with immediate interstate, air and public transportation connectivity*

- » Centrally located in the heart of St. Louis County, NorthPark is within a 10 minute drive of Clayton, Downtown, St. Charles and the Metro East
- » At the intersection of Interstates 70 and 170, Northpark provides immediate access to both north/south and east/west logistics and commuter corridors
- » Located immediately adjacent to St. Louis Lambert International Airport
- » Strategically positioned next to the N. Hanley MetroLink light rail and MetroBus hub providing direct links to large scale public transportation
- » Over 2 miles of interstate frontage and visibility along I-70 and I-170
- » Abundant amenities including on-site Hilton Garden Inn hotel and surrounding restaurants, banks and car rentals



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Area	Acres
1	7.34
2	3.66
3	8.63
4	11.53
5	8.89
6	3.24
Retail	1-4 Acres

Flexibility

NorthPark delivers flexibility of ownership, use and size

- » Providing build-to-suit lease projects or land sales on over 100 available acres
- » Offering development lots from 3.2 to 20 acres, NorthPark is engineered to deliver buildings up to 500,000 SF
- » Retail outlots available at Hanley & I-70 interchange
- » Accommodates multiple uses including corporate headquarters, manufacturing, distribution, high tech office & retail
- » A secure, master planned business park
- » Development ready including: roads and infrastructure, utilities, and engineered storm water detention
- » Join companies including Express Scripts, Schnucks, SKF and Staples realizing the advantages of locating at NorthPark



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Economics

Offering a broader range of economic incentives, NorthPark affords the advantage of lower total occupancy costs compared to competing sites

- » NorthPark's unique public-private partnership makes nearly every incentive program available including:
 - + Real Estate tax abatement
 - + Personal Property and Sales Tax exemption
 - + Foreign Trade Zone
 - + New Market tax credits
- » Streamlined zoning and approvals process specifically designed to accelerate project completion time
- » Access to an abundant and wage competitive labor force

For more information, please visit: www.northparkstl.com

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