

NOW AVAILABLE

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: \$7.50 PSF, NNN**



<2mi

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



2mi

to Lambert-St. Louis
International Airport



7-9mi

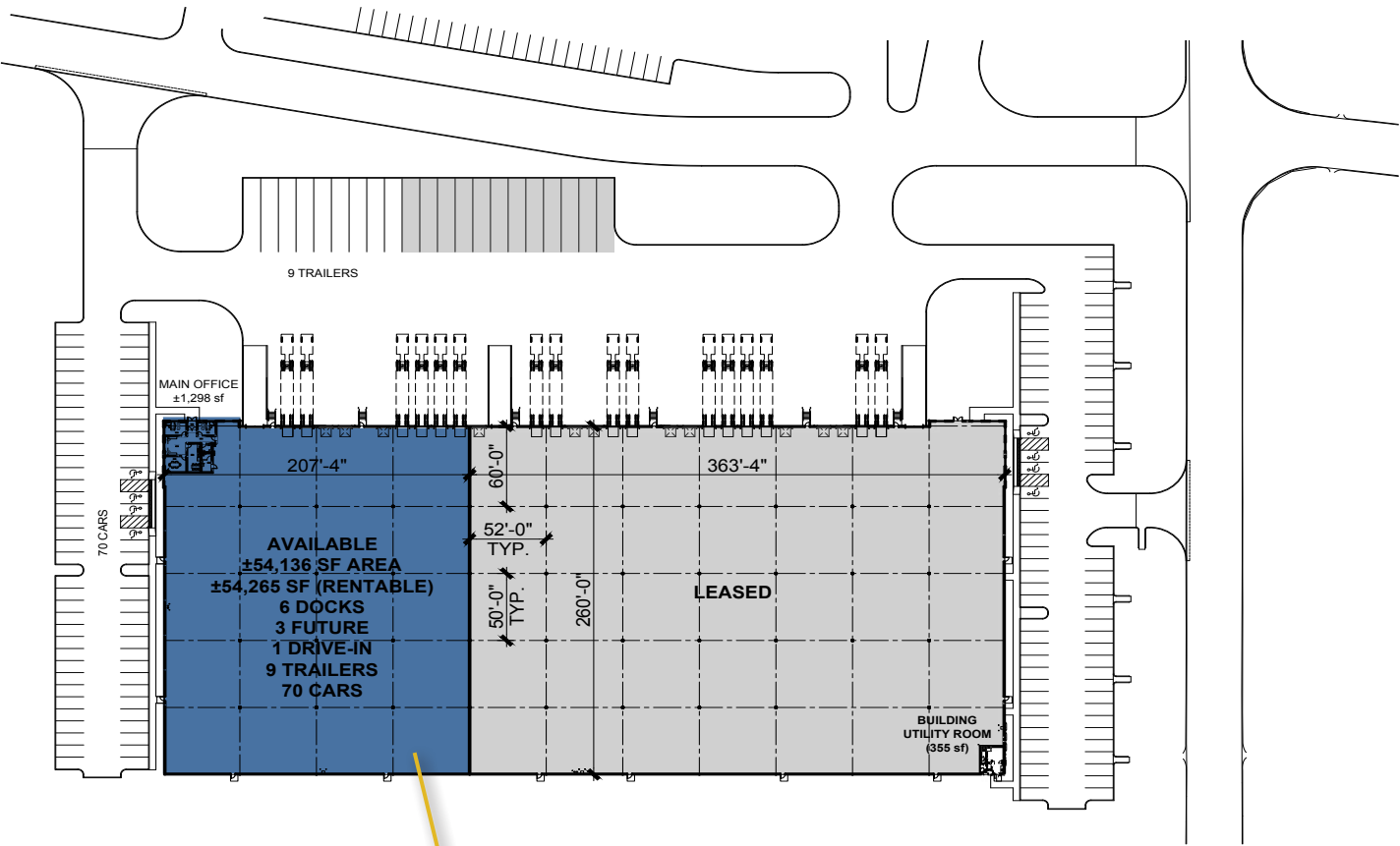
to UPS and FedEx
Ground



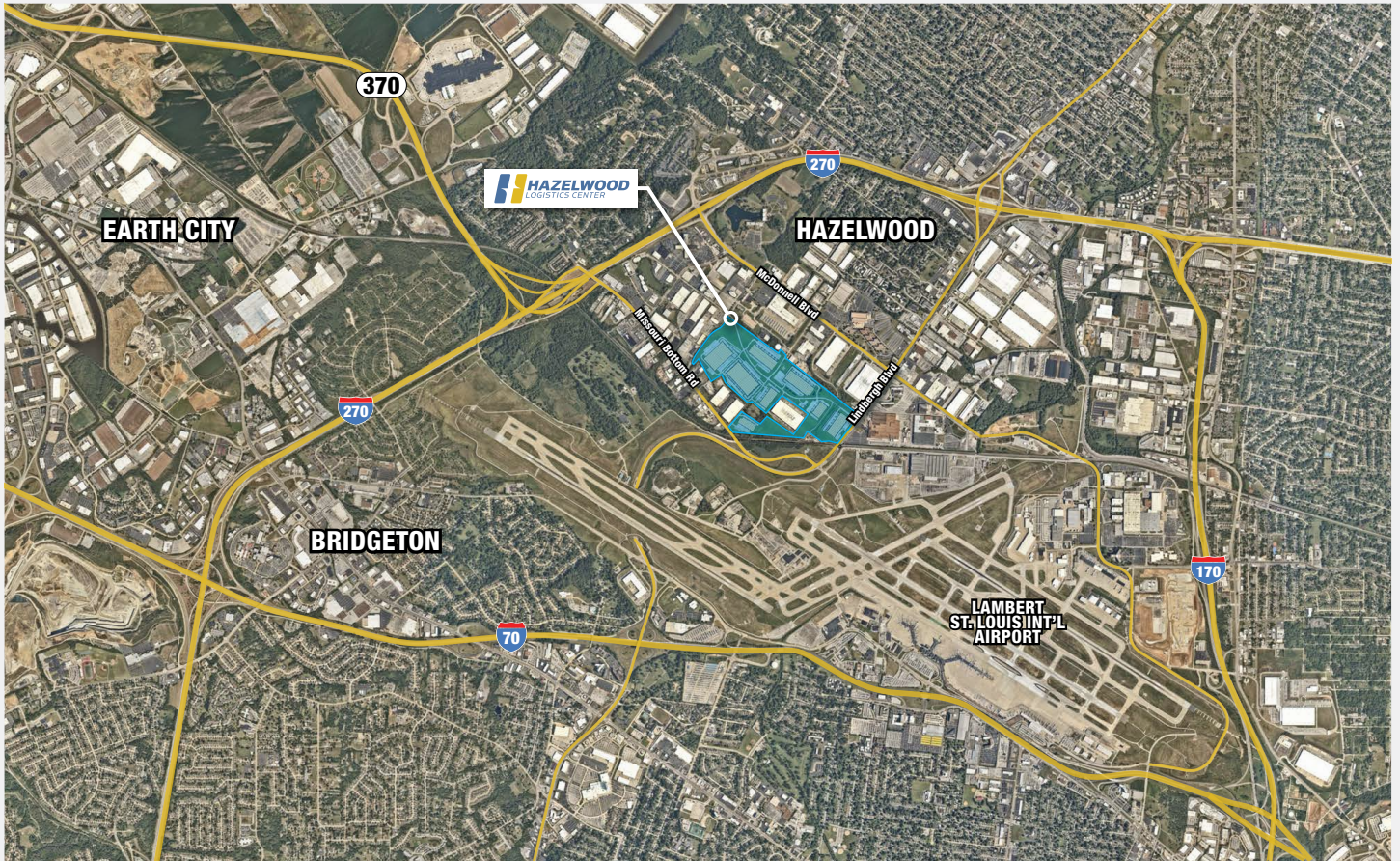
14-26mi

to Norfolk Southern, BNSF,
CSX, UP Intermodal

Site Plan



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.

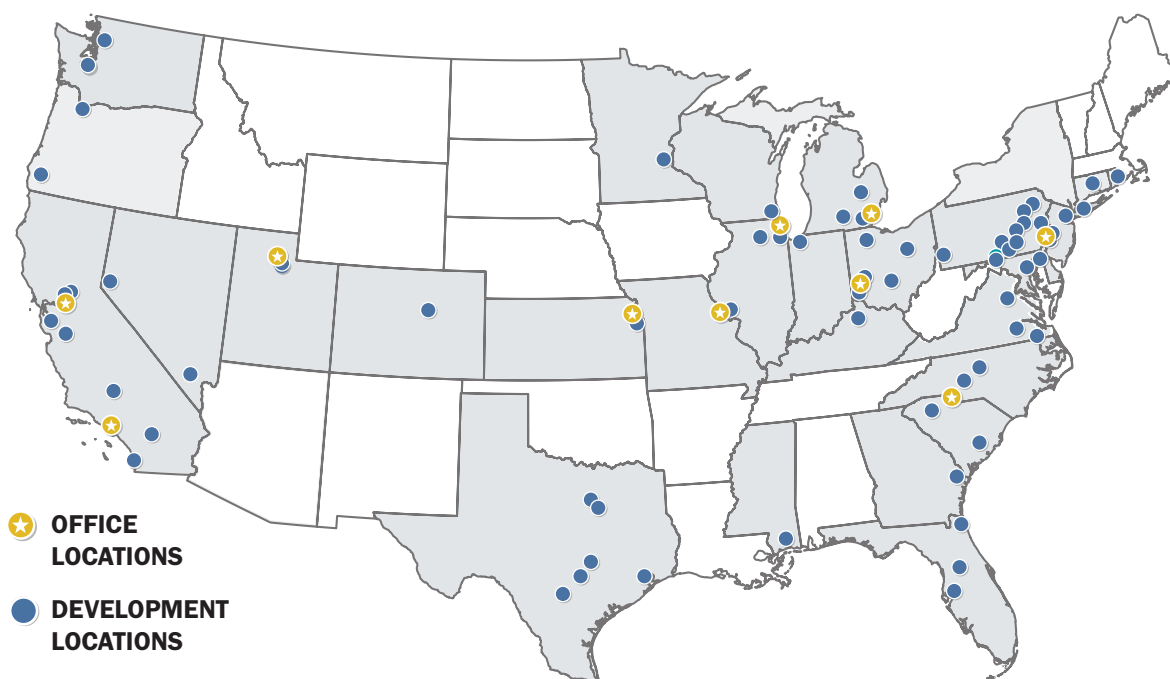
Access to labor is equally strong. The North County submarket supplies one of the largest skilled labor pools in St. Louis Metro.



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."



149.7 MM SF

CURRENT INDUSTRIAL
PORTFOLIO

5.9 MM SF

INDUSTRIAL SPACE
UNDER CONSTRUCTION

14.9 MM SF

INDUSTRIAL SPACE
LEASED IN 2024

\$19.5 BILLION

TOTAL CAPITAL RAISED
SINCE INCEPTION

111 THOUSAND

EST. JOBS CREATED
IN OUR DEVELOPMENTS

\$14.2 MILLION

CHARITABLE CONTRIBUTIONS
SINCE INCEPTION

OWNED AND DEVELOPED BY:



LEASED BY:



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