# FOR SALE

## INFILL INDUSTRIAL DEVELOPMENT OPPORTUNITY

IN MOST DYNAMIC INDUSTRIAL SUBMARKET IN STL METRO

JLL

HAZELWOOD, MISSOURI



# ±66 ACRES OF PURE POTENTIAL

Positioned along I-270 with excellent visibility and direct access via James S. McDonnell Boulevard, the site offers the scale, connectivity, and flexibility required to serve a wide range of distribution, manufacturing, and logistics users while capitalizing on one of St. Louis' most established industrial corridors. A full-access interchange at I-270 and James S. McDonnell Boulevard, extensive I-270 frontage, and two signalized access points further enhance the property's visibility, connectivity, and efficient access to St. Louis' primary transportation corridors.

±66.02
ACRES

HAZELWOOD,
MISSOURI






# A LOCATION BUILT FOR OPPORTUNITY

**City of Hazelwood** — established pro business environment, has been supportive in similar efforts to reposition property to attract new development.

**Part of Brown Campus Business Park** —established in the early 1970s and home to other corporate users such as Boeing, IBM and most recently Amazon.

**Surrounding properties** — a mix of industrial, office, residential and retail.

**In good company** — several industrial parks have been developed recently with great success including: Hazelwood Logistics Center, Aviator Business Park and Hazelwood TradePort.

## Demographics

| | 1 - MILE | 3 - MILE | 5 - MILE |
|---|---|---|---|
| Population | 7,124 | 48,652 | 157,361 |
| Median Age | 37.4 | 39.1 | 39.1 |
| Household Income | $65,423 | $78,909 | $82,592 |

## Drive times

**<2 MILES**
I-270, I-170, I-70, Hwy 370

**7-9 MILES**
UPS and Fedex Ground

**6 MILES**
St. Louis Lambert International Airport



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