

HAZELWOOD TradePort

FOR LEASE

18-YEAR TAX
ABATEMENT



TRADEPORT BOULEVARD | 63042

CBRE

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TradePort



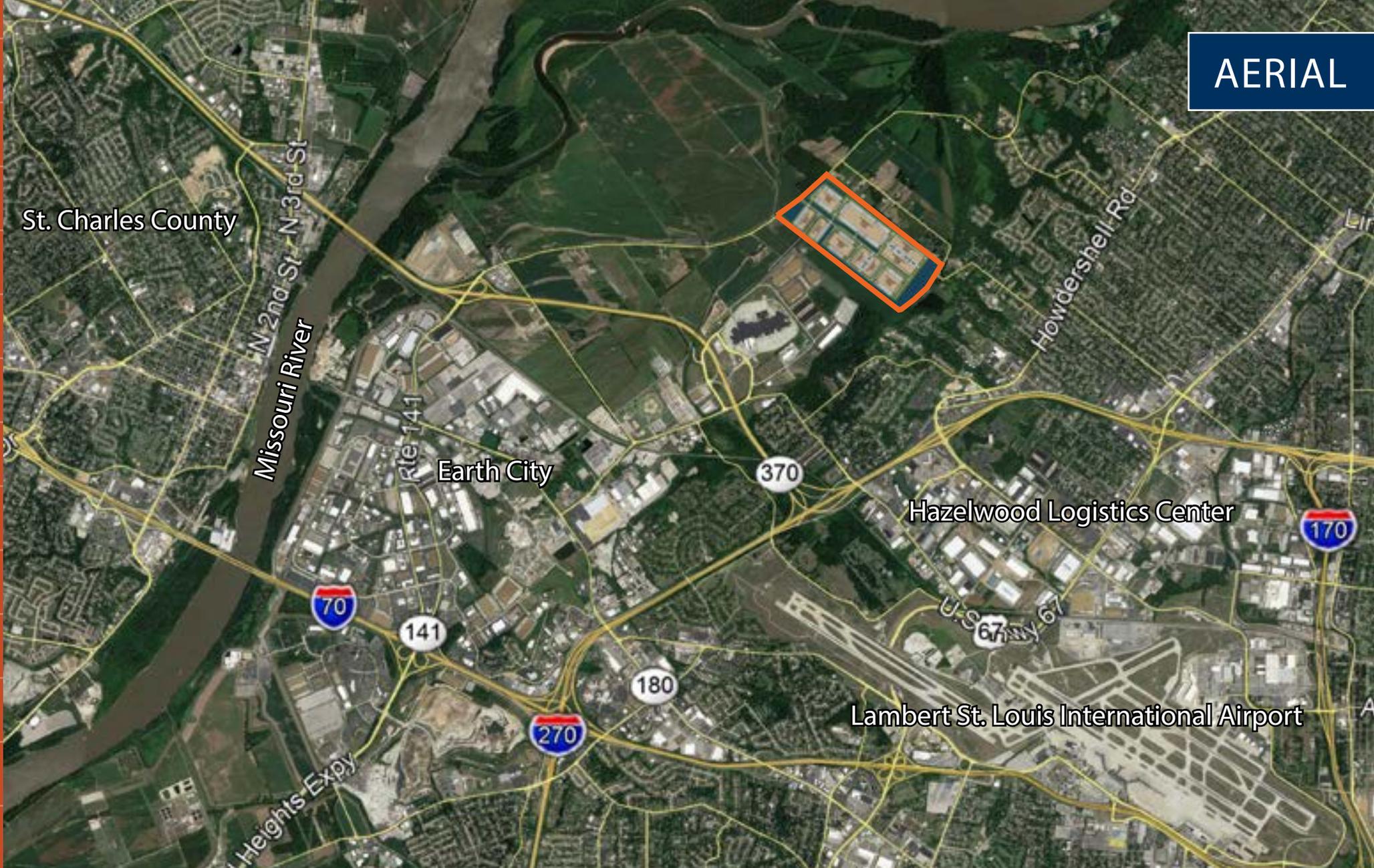
PARK OVERVIEW

Build-to-Suits available in excess of 1 million SF
336-acre master planned industrial park
Institutional park standards with up to 4 million square feet of development planned
Strategically located off Highway 370 with convenient access to I-270, I-70, and I-170

Best-in-market tax abatement with initial taxes of \$0.10/SF
Abundant and skilled workforce ready to serve business within Hazelwood TradePort
Buildings and roads elevated above the 500-year flood plain
Located in the City of Hazelwood, St. Louis' most business-friendly municipality

Owned and developed by **NorthPoint Development**, one of the county's most active industrial development firms. NorthPoint has developed over 40 million sq. feet of new Class A industrial product since inception in 2012.

AERIAL



St. Charles County

N 2nd St - N 3rd St
Missouri River

Earth City

Hazelwood Logistics Center

Lambert St. Louis International Airport



11-Minute Drive

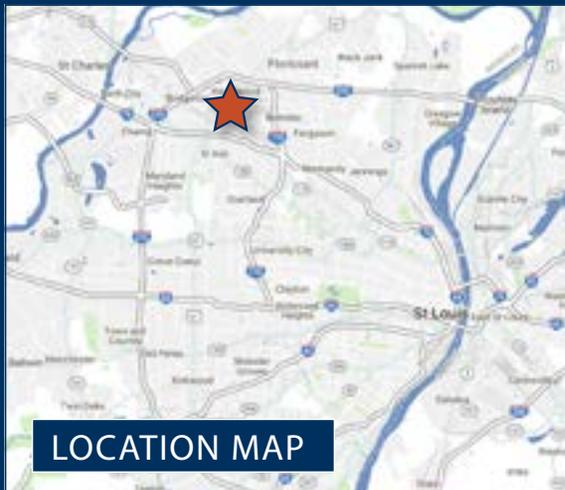
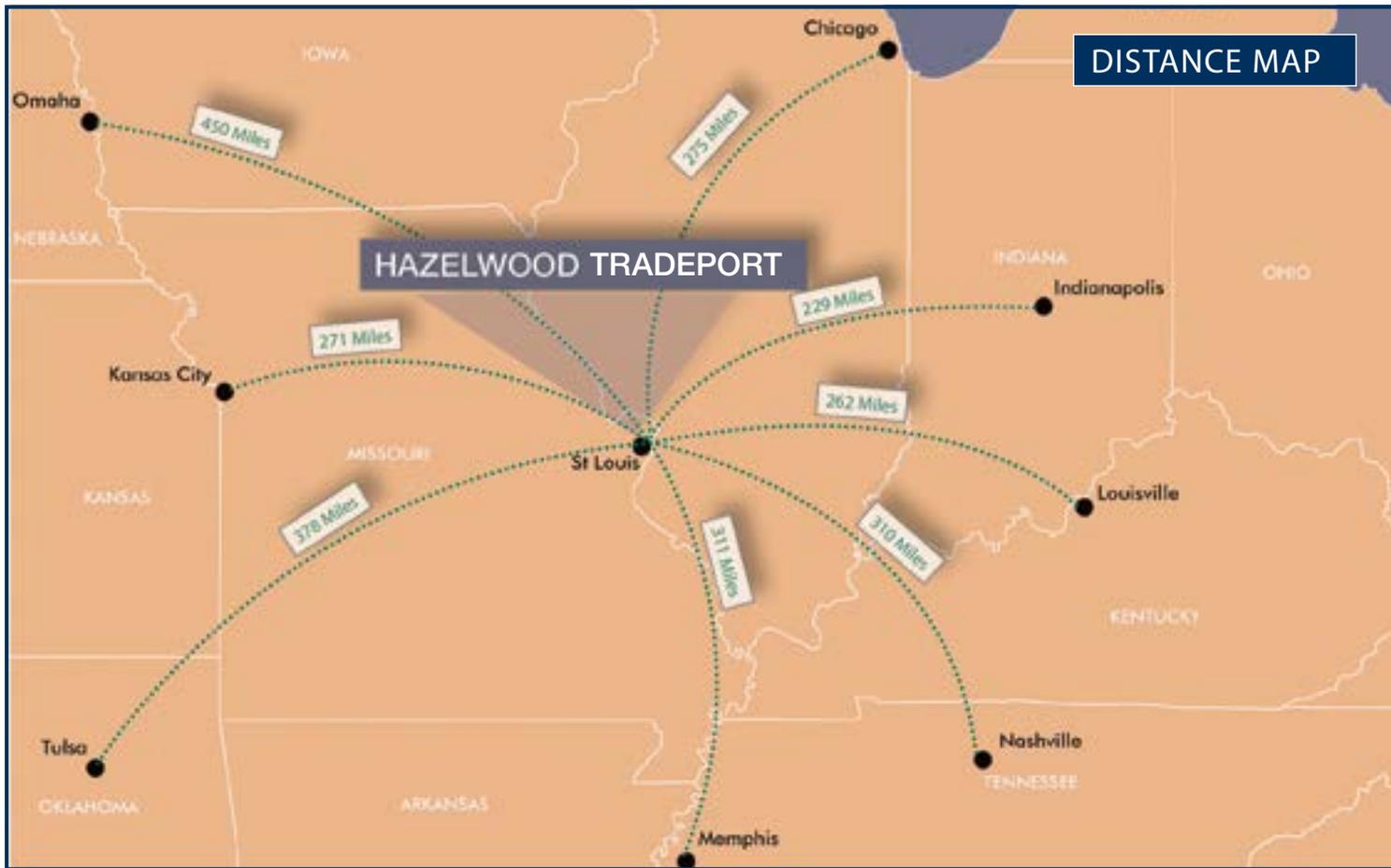
10-Minute Drive

11-Minute Drive

12-Minute Drive

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FOR MORE INFORMATION
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