

NORTHPARK DC I

5400 N. Hanley Road | St. Louis, MO 63134

**537,753 SF MODERN
BULK WAREHOUSE**

**MASTER PLANNED
BUSINESS PARK OFFERS:**

25 Year Tax abatement
State of MO "Super TIF"
Foreign Trade Zone

SPECULATIVE
CONSTRUCTION
DELIVERING 1Q 2017

Owned and Developed by:

CRG

REAL ESTATE SOLUTIONS

AMERICAN
REALTY ADVISORS

JLL[®]

PROPERTY OVERVIEW

BUILDING SIZE: 537,753 SF

DIVISIBLE: To ±150,000 SF

CLEAR HEIGHT: 32' clear

BUILDING DEPTH: 520' deep, cross loaded

COLUMN SPACING: 50' x 57'

SPEED BAY: 60'

LIGHTING: LED fixtures to achieve 30 fc*

OFFICE AREA: 2% finish to suit

FIRE PROTECTION: ESRF

DOCKS: 94 doors total; 54 fully equipped with 45,000 lb levelers and complete dock packages

DRIVE-IN DOORS: 4

TRUCK COURT: 7" concrete over 4" aggregate

CAR PARKING: 109 stalls with expansion of 70 additional spaces

TRAILER PARKING: 74 trailer drops with 60 available for future expansion

PRICING: \$4.50/SF NNN

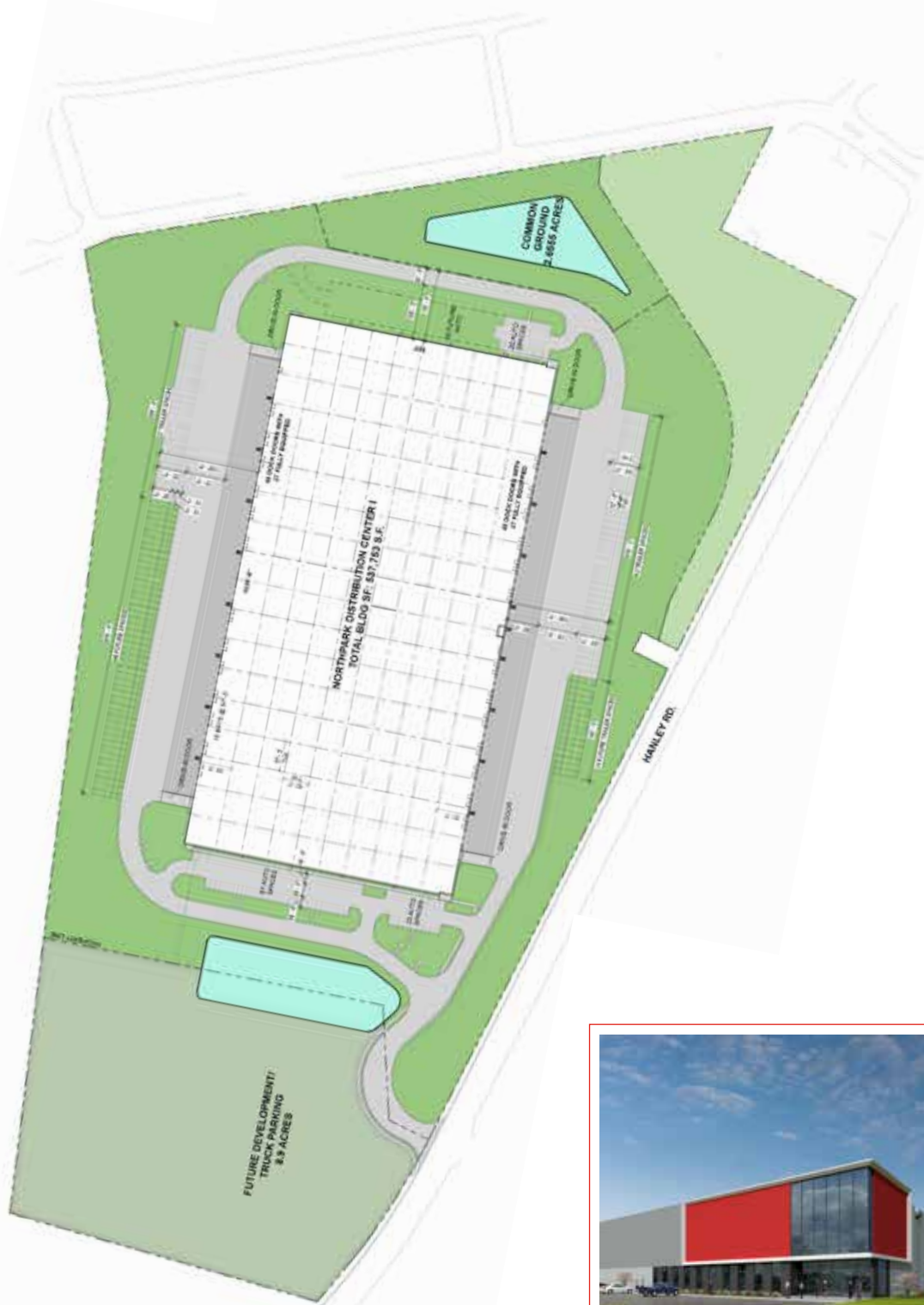
RE TAXES: \$0.40/SF for Year 1; 25 year tax abatement

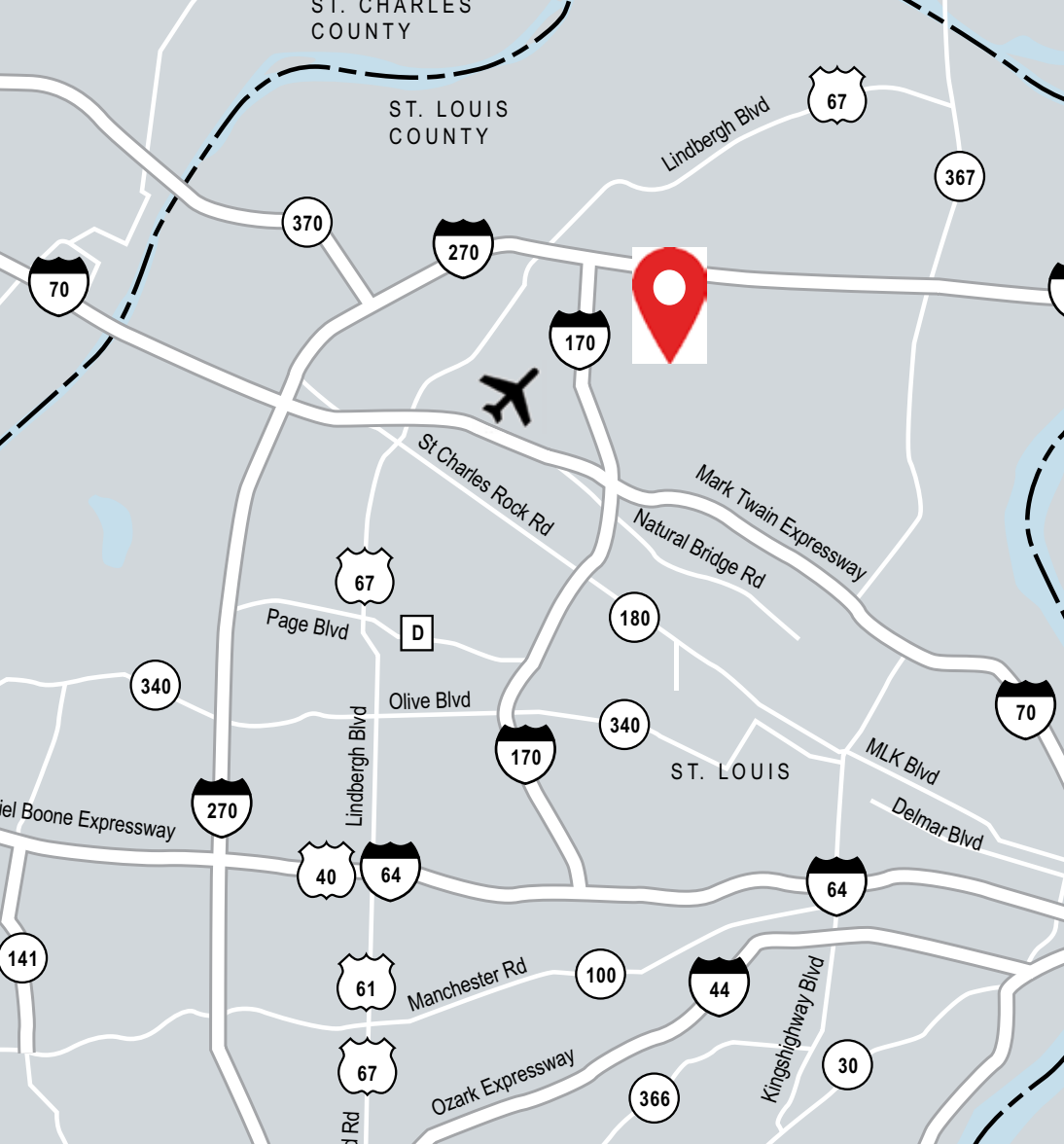
*To be delivered speculatively

THE LOCATION



SITE PLAN





NORTHPARK DISTRIBUTION CENTER I

5400 N. Hanley
St. Louis, MO 63134

LOCATION:

On I-70 at I-170;
Less than 3 miles from
I-270 and 9 miles from
I-64/40

jll.com/st-louis

NORTHPARK DC I

NorthPark Business Park An established hub of commerce

+ 550 total acres

+ \$300M Capital invested

+ 2.7M SF developed

+ 5,000 + jobs created

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