

HAZELWOOD BUSINESS PARK

LIGHT INDUSTRIAL | TECH | OFFICE FOR LEASE

30,000 - 1,249,782 SF CONTIGUOUS SPACE
AVAILABLE IN NEW PREMIER BUSINESS PARK

5555 ST. LOUIS MILLS BLVD., HAZELWOOD, MO 63042



Hazelwood Business Park is a new business park redevelopment of the former St. Louis Mills Mall in Hazelwood, Missouri. Hazelwood Business Park will include a combination of light industrial, tech, office, and retail/restaurant uses. Located on 82 acres, Hazelwood Business Park is centrally located in St. Louis County and offers immediate access to Highway 370 and I-270. The location offers convenient driving distances of 10 minutes to St. Louis Lambert International Airport and 30 minutes to downtown St. Louis.

NEWMARK
ZIMMER

Dan Lesinski
314-412-4345
dlesinski@nzimmer.com

Billy Spence
636-278-0565
bspence@nzimmer.com

Industrial
COMMERCIAL PROPERTIES
Transforming the shape of business.

HAZELWOOD BUSINESS PARK

LIGHT INDUSTRIAL | TECH | OFFICE FOR LEASE



22' - 40'
Clear Height



40' x 40'
Column Spacing



Abundant Parking
(5.75/1,000 SF)



Docks & Drive-ins
to Suit



18-Year Tax
Abatement



ESFR Sprinkler
System



LED High Bay
Lighting



Office SF
Built to Suit



480V 3-phase power
(17 Megawatts total)

Lease Rate: Contact Broker for Pricing

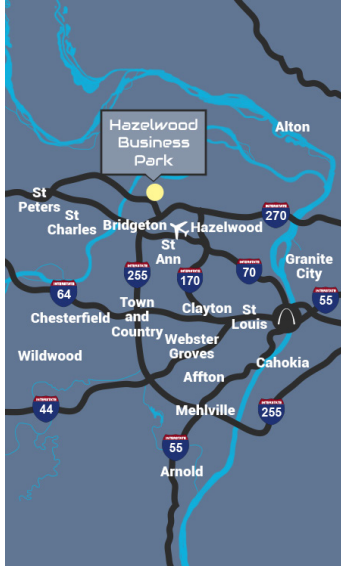
HAZELWOOD BUSINESS PARK

LIGHT INDUSTRIAL | TECH | OFFICE FOR LEASE



HAZELWOOD BUSINESS PARK

LIGHT INDUSTRIAL | TECH | OFFICE FOR LEASE



- **STRATEGICALLY LOCATED**
off Highway 370 with convenient access to I-270, I-70, and I-170
- **10 MINUTE DRIVE**
to St. Louis Lambert International Airport
- **30 MINUTE DRIVE**
to downtown St. Louis
- **A STRONG LABOR POOL**
in North St. Louis County provides an abundant & skilled workforce that is ready to serve business within HBP



HAZELWOOD BUSINESS PARK

LIGHT INDUSTRIAL | TECH | OFFICE FOR LEASE

5555 ST. LOUIS MILLS BLVD., HAZELWOOD, MO 63042



FOR MORE INFORMATION, PLEASE CONTACT:

NEWMARK
ZIMMER

Dan Lesinski
314-412-4345
dlesinski@nzimmer.com

Billy Spence
636-278-0565
bspence@nzimmer.com

Industrial.
COMMERCIAL PROPERTIES
Transforming the shape of business.

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.