

Hazelwood, MO

4 6 9 0

TRADEPORT INDUSTRIAL

FOR SUBLEASE



4690 Tradeport Industrial Ct

Area Overview

EMILY ACKLEY

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NICK HARTIG

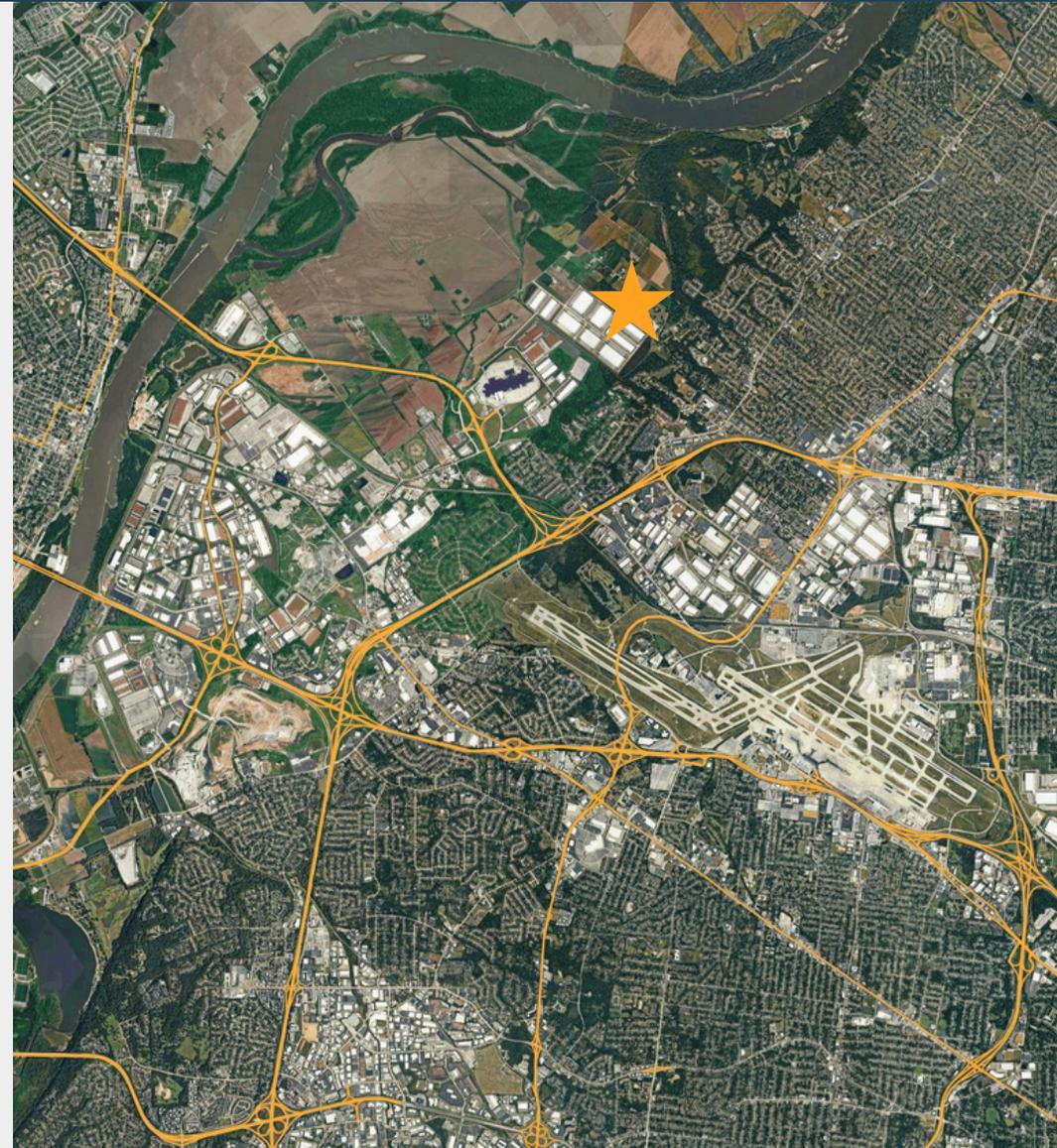
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Positioned in the core Tradeport industrial corridor, the property offers strong logistical fundamentals with immediate access to I-270 and seamless connectivity to I-70, Highway 370, and Lindbergh, enabling efficient regional distribution while avoiding dense urban congestion.

The central Midwest location supports one-day truck service to Chicago, Kansas City, Memphis, Indianapolis, and Nashville, and is located less than 10 miles from St. Louis Lambert International Airport for added air freight flexibility.



DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	2,583	33,276	112,327
Median HH Income	\$58,388	\$72,472	\$72,590
Population Median Age	39.1	37.1	37.2
Households	1,188	14,167	46,512



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your need

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Regional Proximity

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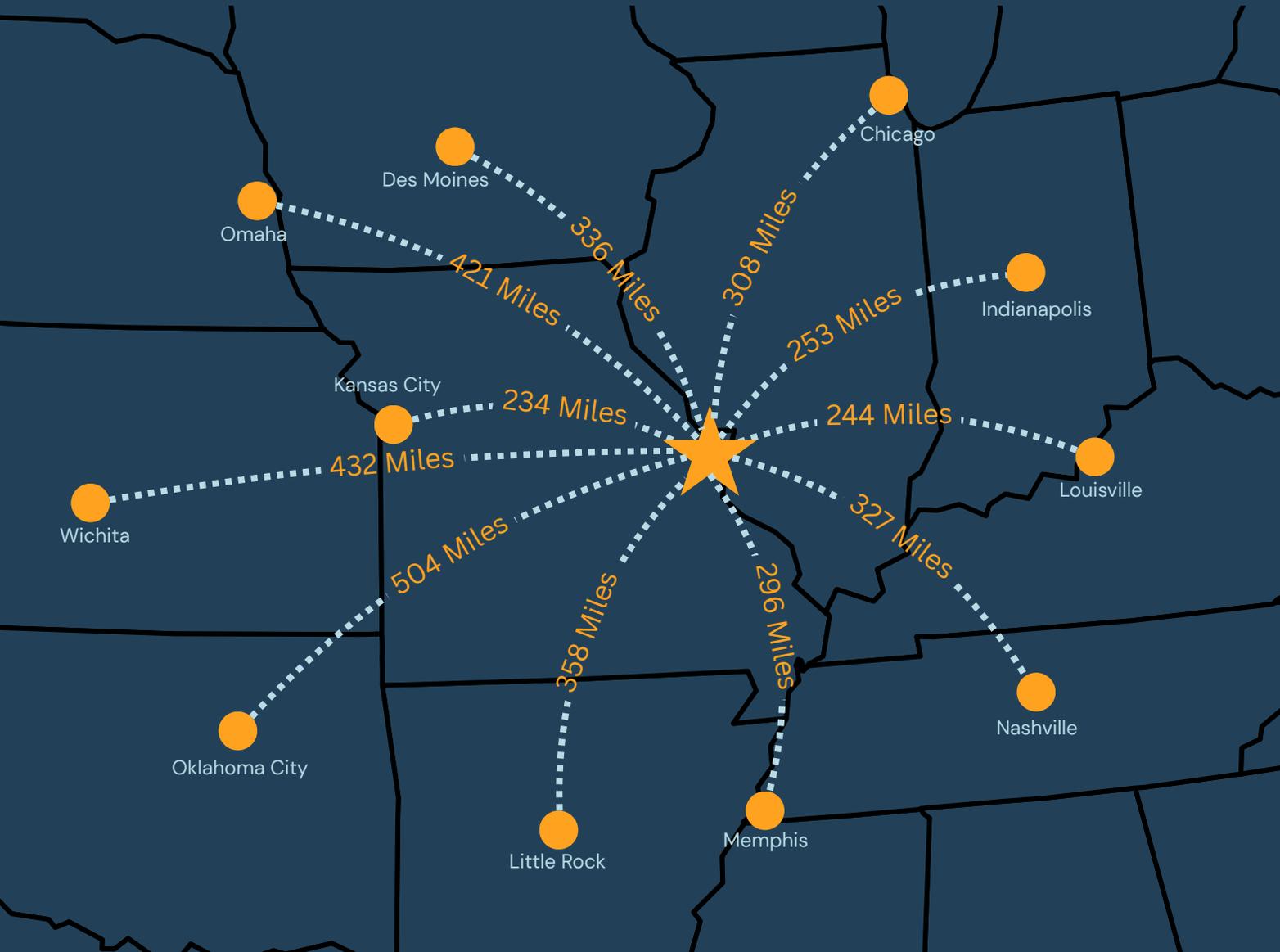
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Major Carriers Within a 12-Minute Drive



LAMBERT-ST. LOUIS INTERNATIONAL AIRPORT



Immediate access to I-270 with seamless connectivity to I-70 and Highway 64/40



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Highlights

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Property Highlights

- ±72,686 SF industrial facility
- Asking Rate: \$6.27 + NNN
- Built in 2018
- 1,963 SF office space
- Eight (8) dock-high loading positions
- Speed bays for efficient loading and throughput
- ESFR sprinkler system
- 50'x52' column spacing
- 52 auto spaces
- 18 truck trailer stalls
- Two (2) mezzanine areas for added functionality
- 36 ft clear height
- Heated warehouse space
- Large-format HVLS fan installed
- Heavy power capacity (±1080 amps)
- Energy-efficient LED lighting throughout
- Racking capacity for approximately 6,400 pallet positions
- Tax abatement currently in place
- Sublease term through 6/30/2032



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Floor Plan

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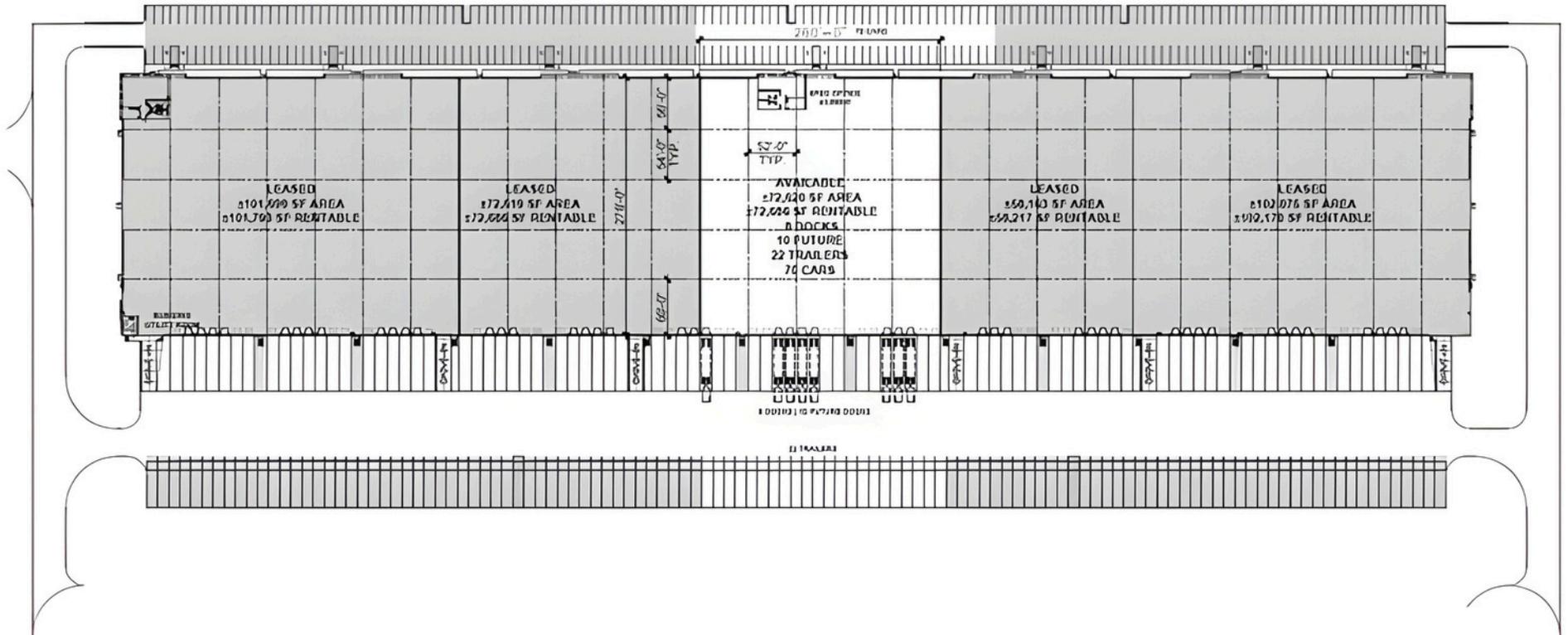
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EXHIBIT A-1: PREMISES FLOOR PLAN





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Aerial

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