



LAKE SIDE

LOGISTICS CENTER

16000 SPENCER ROAD | ST. PETERS, MO 63376

BUILDING 5 NOW LEASING

Lakeside Logistics Center is a $\pm 1,700,000$ SF, ± 122 acre master planned industrial park **designed to fit your business.**

Located in Metro St. Louis, Lakeside Logistics Center delivers the right combination of **quick interstate access** and **market connectivity** with the **NorthPoint advantage.**



Building 5
 $\pm 490,365$ SF



Delivering
Q4 2023



± 1.7 MM SF
Planned

Jones Lang LaSalle Americas, Inc.,
a licensed real estate broker



LAKESIDE
LOGISTICS CENTER

All the Connections

Lakeside Logistics Center is **well connected to the market**. Its excellent location is just an 8 minute drive to Earth City (MO-141), 9 minutes to Hazelwood (I-270), 10 minutes to Maryland Heights (MO-141) and 15 minutes to St. Louis Lambert International Airport.

Lakeside Logistics Center's market connectivity and building design make it ideally suited for **final-mile, local and regional distribution** companies.



Labor Where and When You Need It

Lakeside Logistics Center has a **warehouse worker labor pool of over 47,000 people**. The area's large warehouse worker labor pool coupled with large groups of part-time college students, and underemployed, help support the sub-market's capacity to sustain **an additional 1,900 warehouse jobs**.



LARGE WAREHOUSE WORKER LABOR POOL



LARGE GROUP OF PART-TIME STUDENTS
Seasonal workforce



LARGE GROUP OF UNDER-EMPLOYED



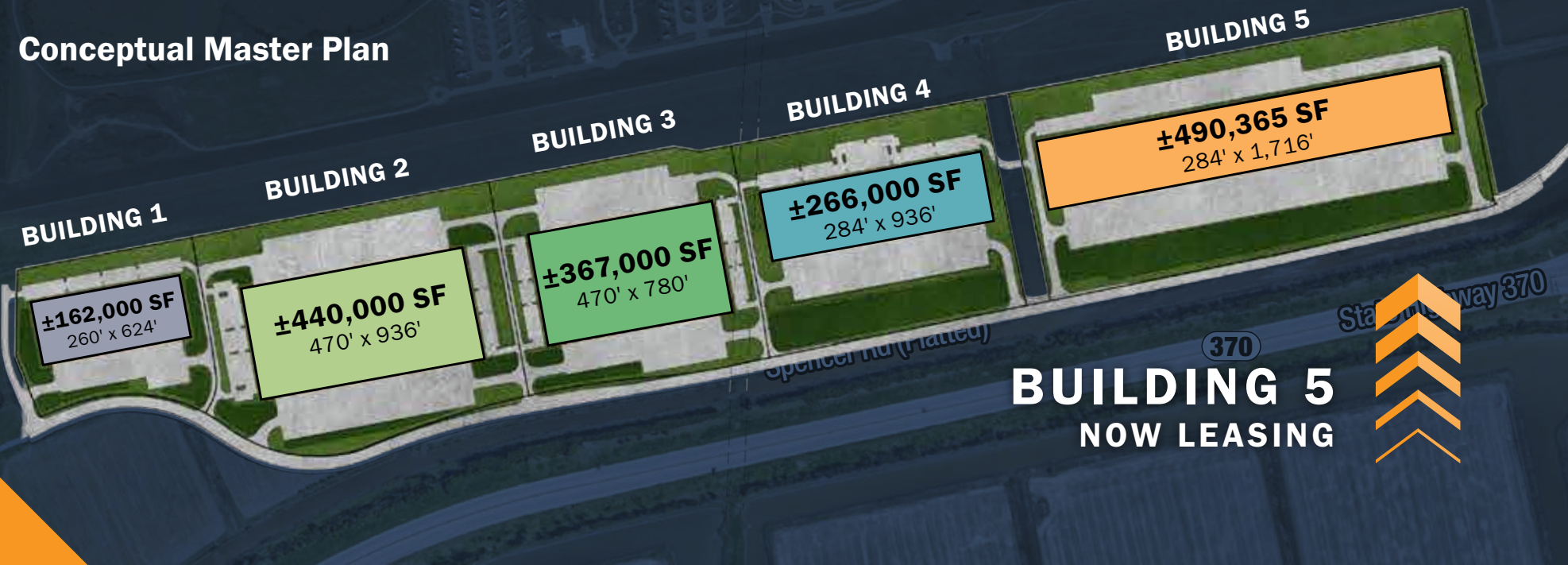
Lower Taxes and Peace of Mind

All buildings in Lakeside Logistics Center deliver lower real estate taxes with **50% tax abatement for 10 years**.

The park's **unique abatement structure** comes with the added peace of mind of **fixed tax increases***, eliminating the risk of uncontrolled reassessment costs.

**Taxes increases are fixed at 5% bi-annually, or the equivalent of a modest 2.5% per year.*

Conceptual Master Plan



Better Buildings with the NorthPoint Advantage

Premium is the new standard. NorthPoint constructs buildings that perform better with **lower operating costs** and **upgraded features**, standard. These include:

100% concrete driveways, truck courts and parking areas

45 mil TPO roofs with R-20 insulation and 15-year roof warranties

Fully equipped dock packages with 45,000 lb. levelers

BUILDING 5 SPECS

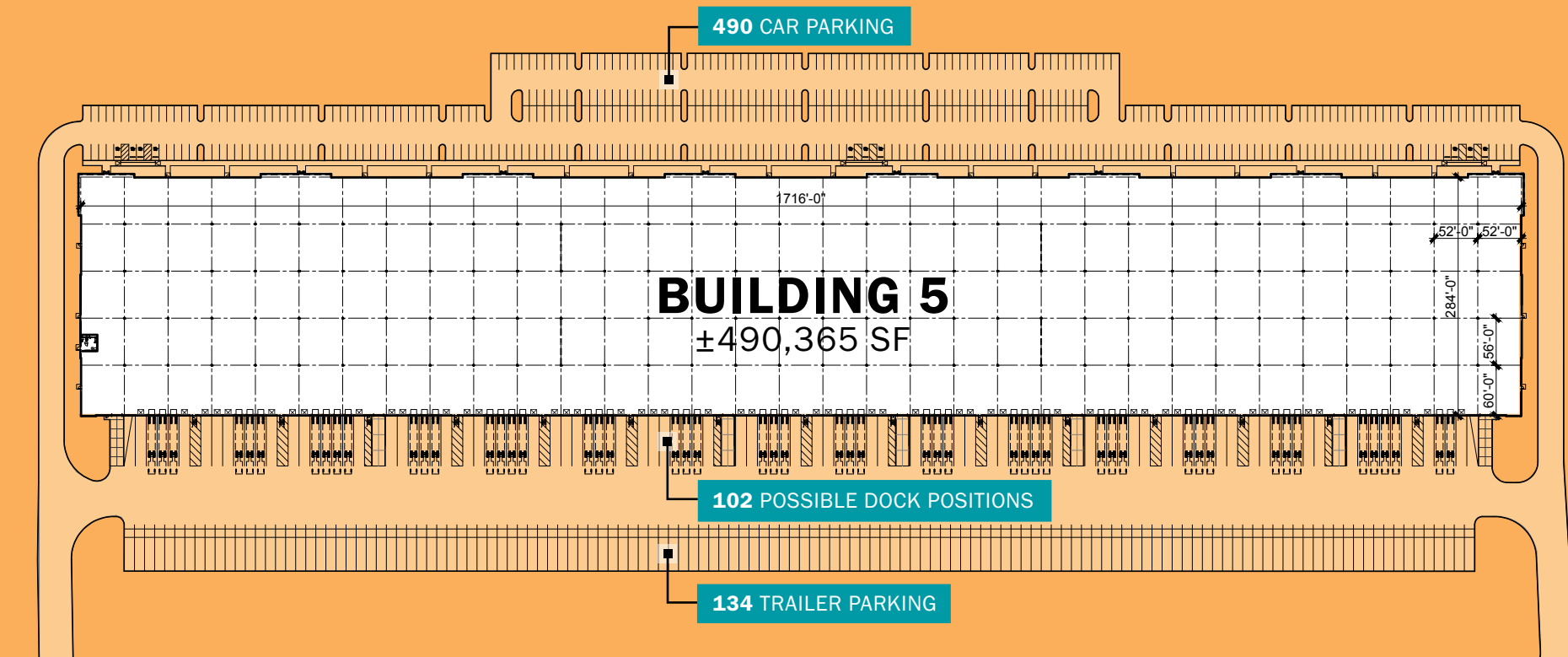
Building Size	±490,365 SF
Available Area	±490,365 SF
Divisible To	±45,000 SF
Clear Height	36'
Dock Doors	51, up to 102
Drive-in Doors	7
Column Spacing	52'w x 56'd storage bays 52'w x 60'd speed bays
Bldg Dimensions	284' x 1,716'
Configuration	Rear loading
Truck Court	130'
Trailer Parking	±134
Auto Parking	±490
Sprinkler	ESFR
Lighting	LED w/ occupancy sensors

Designed to Fit Your Business

Lakeside Logistics Center is designed to fit your business with **flexibility** and **customization**.

With both rear-loading and cross-docked options, the park offers the flexibility of **multiple building configurations and space sizes** including: highly functional, multi-tenant; secured site, single tenant; and build-to-suit facilities **up to ±1,000,000 SF**.

Every space includes a **generous improvement allowance**, allowing you to customize a space to fit your business.



Experienced Developer Trusted Partner

Established in 2012, **NorthPoint Development** is a privately held real estate development firm specializing in the development of Class A Real Estate facilities. Our firm differentiates itself from competitors through a strong engineering, technical, and data driven focus. We employ numerous data scientists, as well as, civil, geotech, electrical, industrial, and computer engineers.

NorthPoint is currently active in 26 states across the United States and has developed more than 141.7MM SF of new industrial facilities. Our motto “Beyond the Contract” embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Our approach in all business relationships is to be fair and to operate by the “Golden Rule.”



141.7+ MM SF
CURRENT INDUSTRIAL
PORTFOLIO

45.5+ MM SF
INDUSTRIAL SPACE
UNDER CONSTRUCTION

44.8+ MM SF
INDUSTRIAL SPACE
LEASED IN 2021

\$13.1+ BILLION
TOTAL CAPITAL RAISED
SINCE INCEPTION

78+ THOUSAND
EST. JOBS CREATED
IN OUR DEVELOPMENTS

\$9.4+ MILLION
CHARITABLE CONTRIBUTIONS
SINCE INCEPTION



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