

[FOR LEASE]

224,089 SF STATE-OF-THE-ART
WAREHOUSE/DISTRIBUTION
FACILITY

25,873-78,485 SF AVAILABLE
FOR LEASE

TAX
ABATED



AVIATOR
BUSINESS PARK

6222-6224 PERSHALL ROAD / ST. LOUIS (HAZELWOOD), MISSOURI 63042



KATIE HAYWOOD
Senior Vice President
+1 314 655 5838
katie.haywood@cbre.com

JOHN FRITH
Associate
+ 314 655 6096
john.frith@cbre.com

CBRE, INC.
190 Carondelet Plaza
Suite 1400
St. Louis, MO 63105

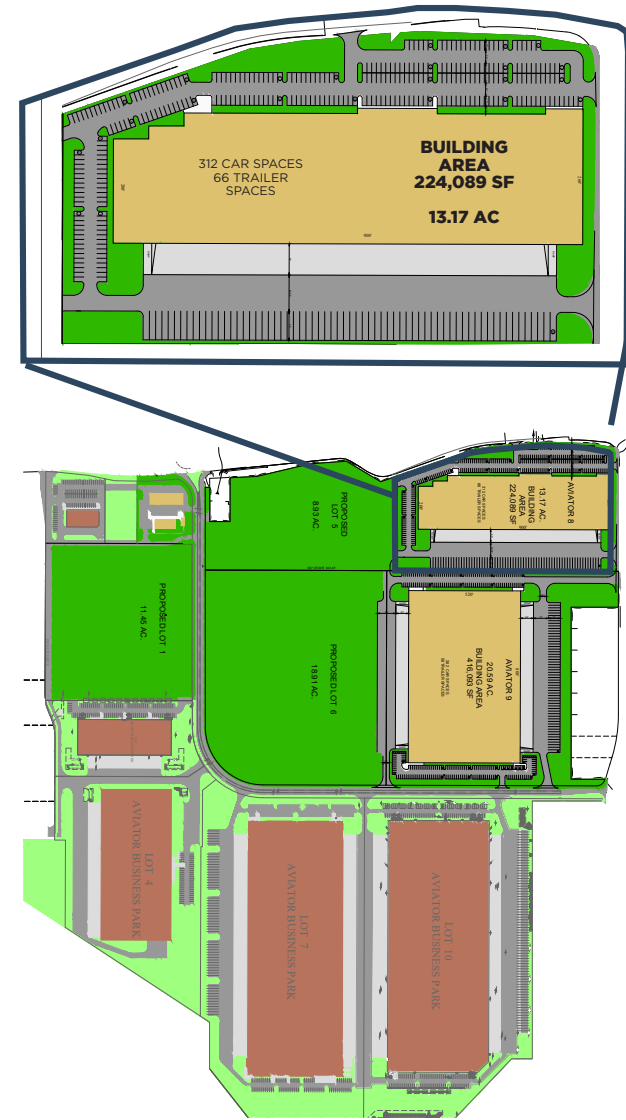
PANATTONI
INTERNATIONAL VISION. LOCAL FOCUS.

CBRE

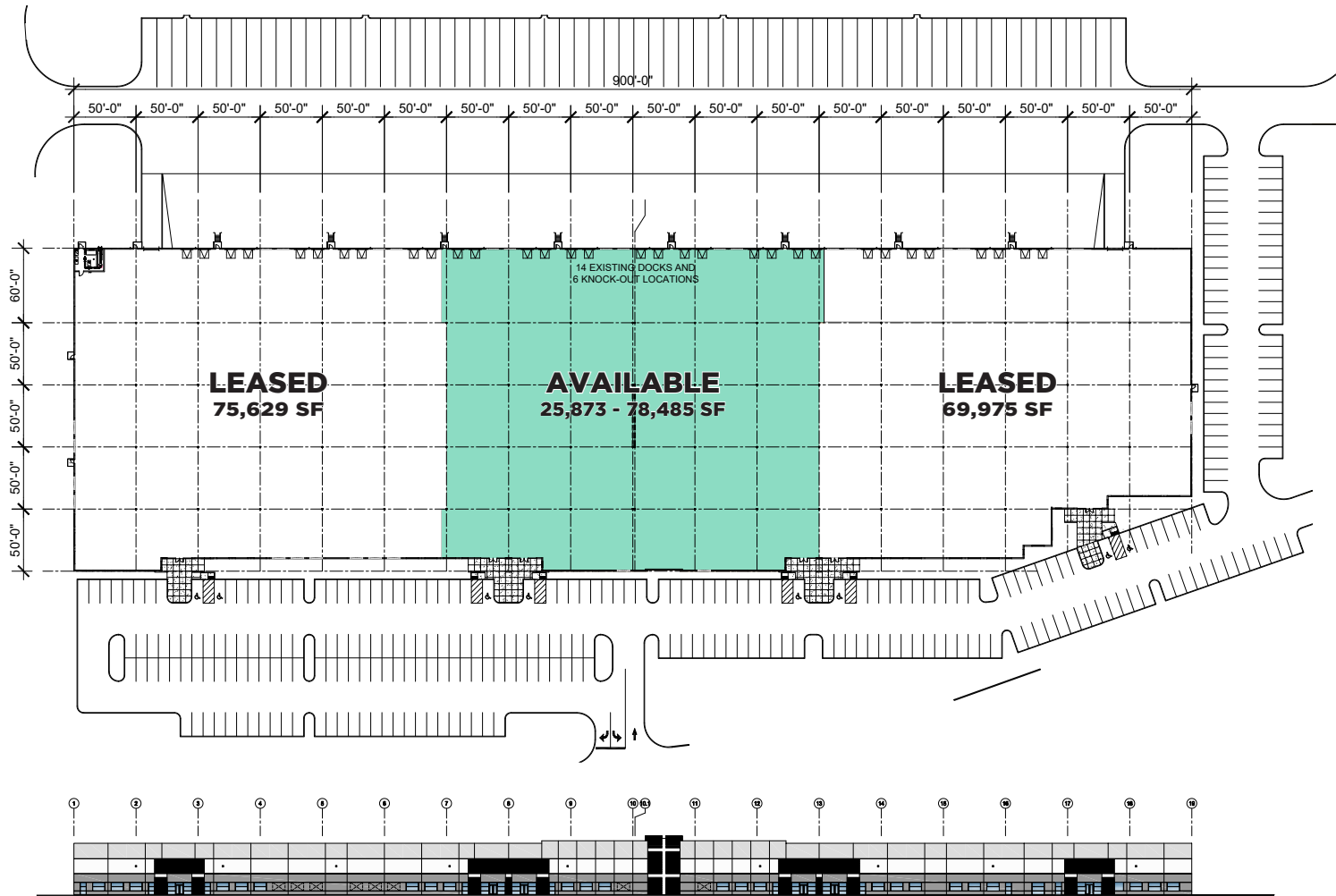
PROPERTY FEATURES

- + 224,089 SF state-of-the-art warehouse/distribution facility
- + Rear loaded
- + 78,485 SF available
- + Divisible to 25,873 & 52,612 SF
- + Excellent visibility on Lindbergh Blvd.
- + 32' minimum clear height
- + LED High Bay Lighting
- + Office built to suit
- + 14 docks (expandable) with 40,000 lb. mechanical dock levelers and dock seals
- + ESRF
- + 50' x 50' column spacing (60' speed bay)
- + Real estate tax abatement with \$0.14 PSF initial taxes
- + Ample car and trailer parking
- + Heavy electric
- + 185' truck court depth

PARK PLAN



FLOOR PLAN





AVIATOR
BUSINESS PARK

BOEING

Mallinckrodt

ARCOBASSO FOODS

UNITED STATES POSTAL SERVICE

amazon.com

amcor

INTERNATIONAL

Weekends FURNITURE **SILGAN PLASTICS**

IRON MOUNTAIN

TAGG logistics

CM

BOEING

St. Louis Lambert International Airport

DRIVE TIMES:



0.5 MILES



2.4 MILES



12 MINUTES



13 MINUTES



8 MINUTES

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