

[FOR LEASE]

130,928 SF DISTRIBUTION
FACILITY

AVAILABLE Q1 2022

TAX
ABATED

AVIATOR
BUSINESS PARK

AVIATOR 5 | 6120-6148 LINDBERGH BOULEVARD | ST. LOUIS (HAZELWOOD), MISSOURI 63042



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

 **PANATTONI**
INTERNATIONAL VISION. LOCAL FOCUS.

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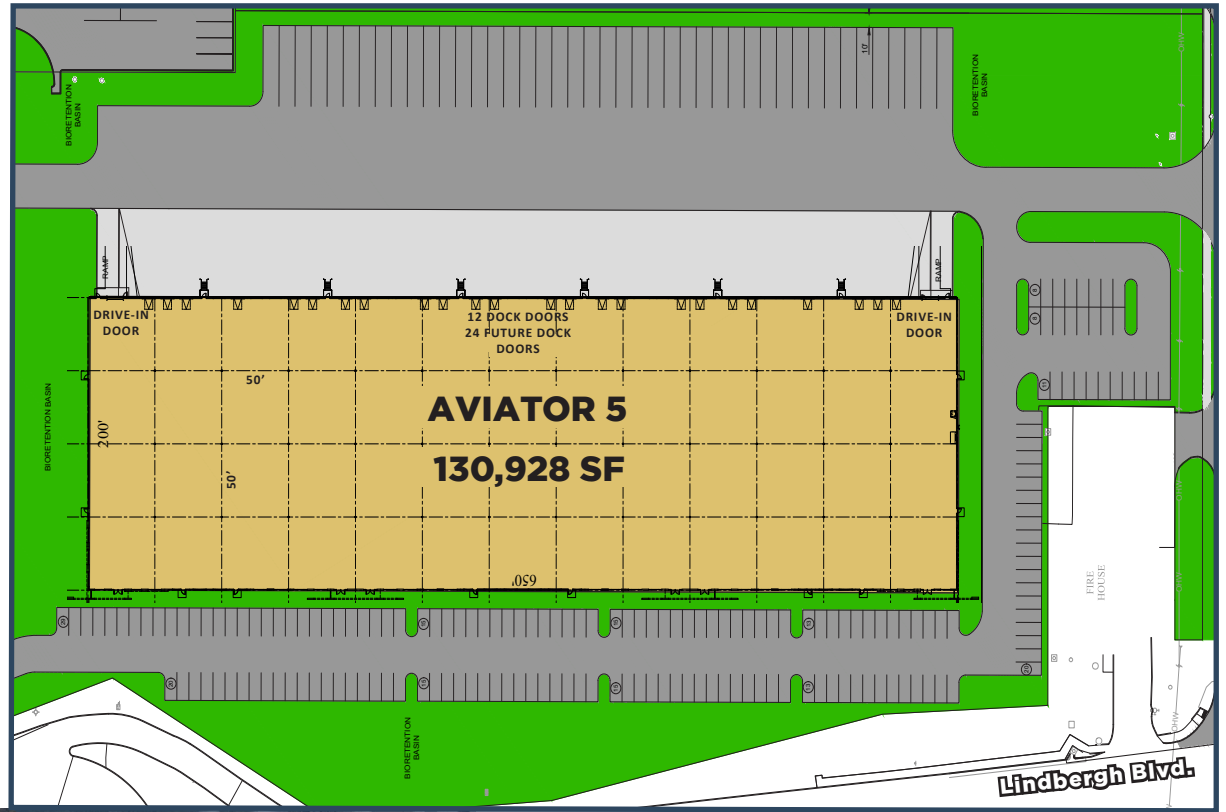
PARK AERIAL

PROPERTY FEATURES



- + 130,928 SF state-of-the-art distribution facility
- + Divisible to ±20,000 SF
- + 200' Building depth
- + 32' minimum clear height
- + LED High Bay Lighting
- + Office built to suit
- + 24 docks (expandable) with 40,000 lb mechanical dock levelers and dock seals
- + 2 drive-ins
- + ESFR
- + 50' x 50' column spacing (60' speed bay)
- + 25-year real estate tax abatement with \$0.14 PSF initial taxes
- + 173 car spaces (expandable)
- + 43 trailer spaces (expandable)
- + 5 miles from Lambert International Airport
- + Convenient access to I-270, I-70, and I-170
- + Building signage on Lindbergh Boulevard

FOR LEASE



AVIATOR



AVIATOR
BUSINESS PARK

BOEING

Mallinckrodt

ARCOBASSO

UNITED STATES POSTAL SERVICE

amazon.com

amcor

INTERNATIONAL

Weekends SILGAN

IRON MOUNTAIN

TAGG logistics

AM

BOEING



St. Louis Lambert International Airport

N. Hanley Rd.

DRIVE TIMES:



0.5 MILES



2.4 MILES



12 MINUTES



13 MINUTES



8 MINUTES

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