

[ FOR LEASE ]

275,862 SF DISTRIBUTION FACILITY

AVAILABLE Q1 2022

TAX ABATED



**AVIATOR**  
BUSINESS PARK

AVIATOR 6 | 6063-6091 AVIATOR DRIVE | ST. LOUIS (HAZELWOOD), MISSOURI 63042



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**CBRE, INC.**  
190 Carondelet Plaza  
Suite 1400  
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 **PANATTONI**  
INTERNATIONAL VISION. LOCAL FOCUS.

**CBRE**

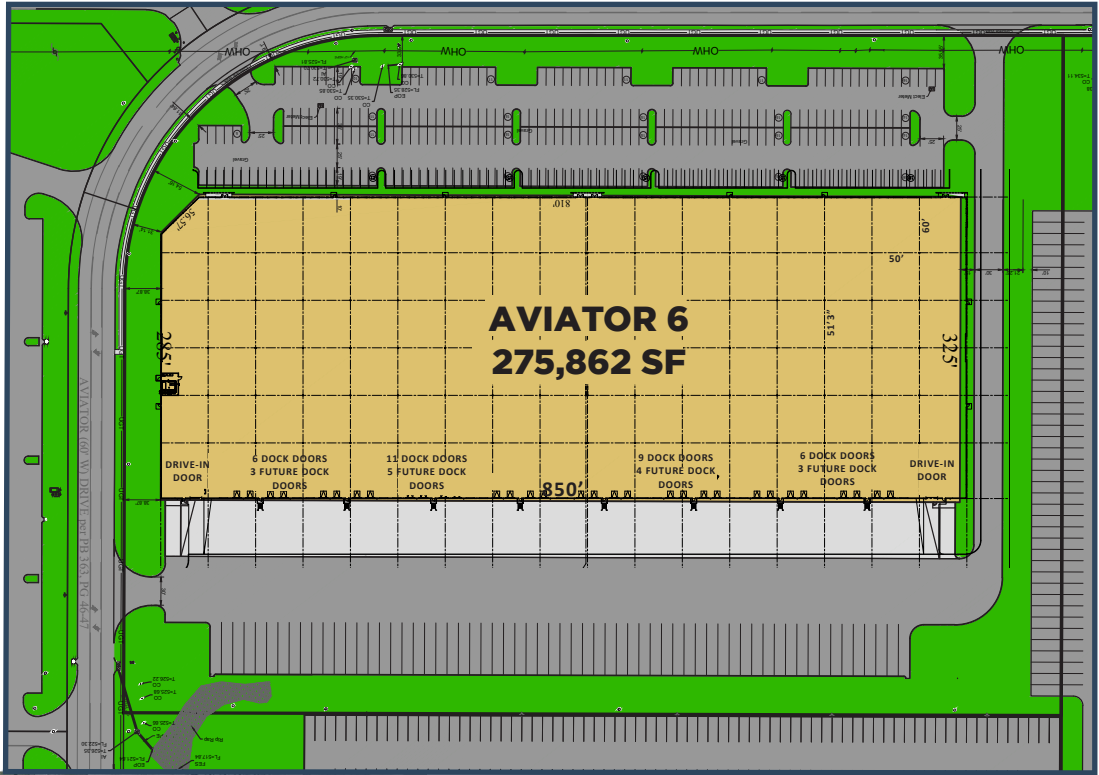
# PARK AERIAL

# PROPERTY FEATURES



- + 275,862 SF state-of-the-art distribution facility
- + Divisible
- + 325' Building depth
- + 32' minimum clear height
- + LED High Bay Lighting
- + Office built to suit
- + 32 docks (expandable) with 40,000 lb mechanical dock levelers and dock seals
- + Rear loaded
- + 2 drive-ins
- + ESFR
- + 50' x 50' column spacing (60' speed bay)
- + 25-year real estate tax abatement with \$0.14 PSF initial taxes
- + 288 car spaces (expandable)
- + 62 trailer spaces (expandable)
- + 5 miles from Lambert International Airport
- + Convenient access to I-270, I-70, and I-170

FOR LEASE



AVIATOR



**AVIATOR**  
BUSINESS PARK

**BOEING**

Mallinckrodt

ARCOBASSO

amazon.com

UNITED STATES  
POSTAL SERVICE

amcor

amazon.com

INTERNATIONAL

Weekends  
FURNITURE SYSTEMS  
SILGAN  
PLASTICS

IRON MOUNTAIN

TAGG logistics

CM

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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