

[FOR LEASE]

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

AVAILABLE Q2 2020

25 YEAR TAX
ABATEMENT



AVIATOR
BUSINESS PARK

6200 - 6228 PERSHALL ROAD / ST. LOUIS (HAZELWOOD), MISSOURI 63042



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CBRE, INC.
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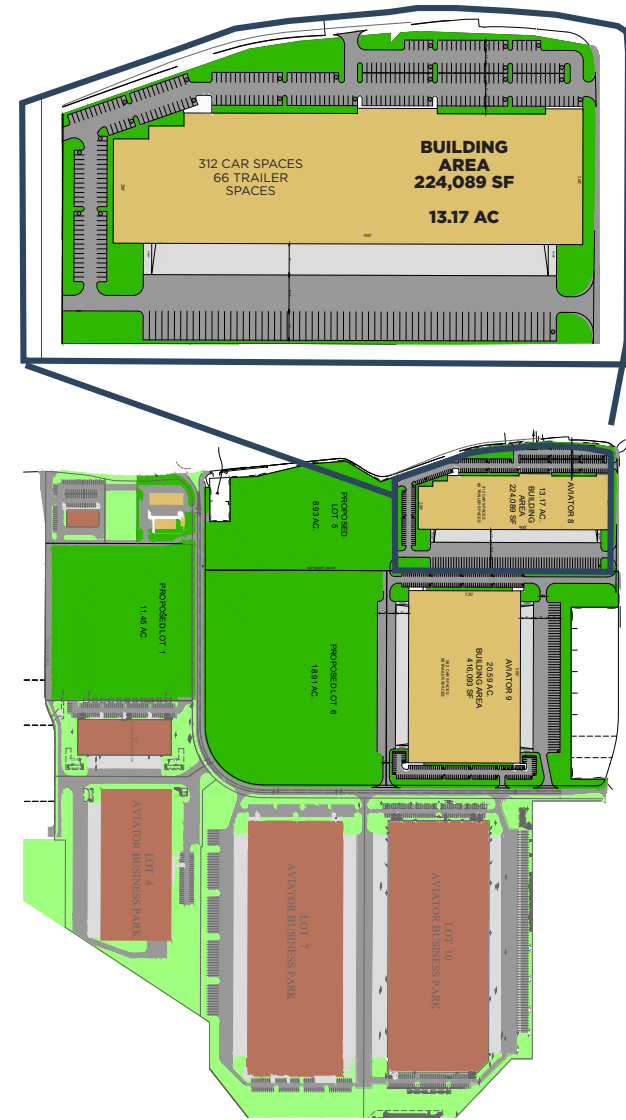
 **PANATTONI**
INTERNATIONAL VISION. LOCAL FOCUS.

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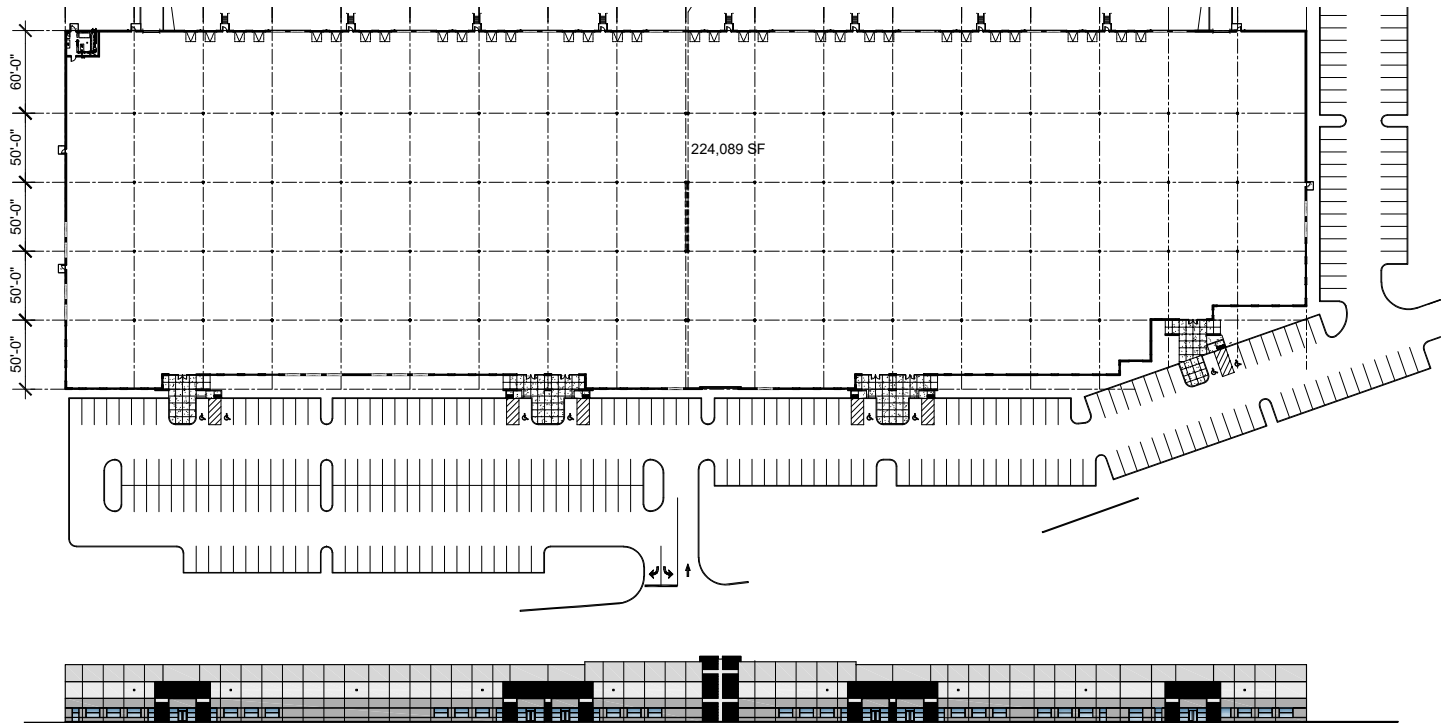
PROPERTY FEATURES

- + 224,089 SF state-of-the-art warehouse/distribution facility
- + Rear loaded
- + Divisible to 38,000 ± SF
- + Excellent visibility on Lindbergh Blvd.
- + 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
- + 2 (12' X 14') drive-ins
- + ESRF
- + 50' x 50' column spacing (60' speed bay)
- + 25-year real estate tax abatement with \$0.14 PSF initial taxes
- + 312 car parking (expandable)
- + 66 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 OUTLET CENTERS

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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