

[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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 **PANATTONI**
INTERNATIONAL VISION. LOCAL FOCUS.

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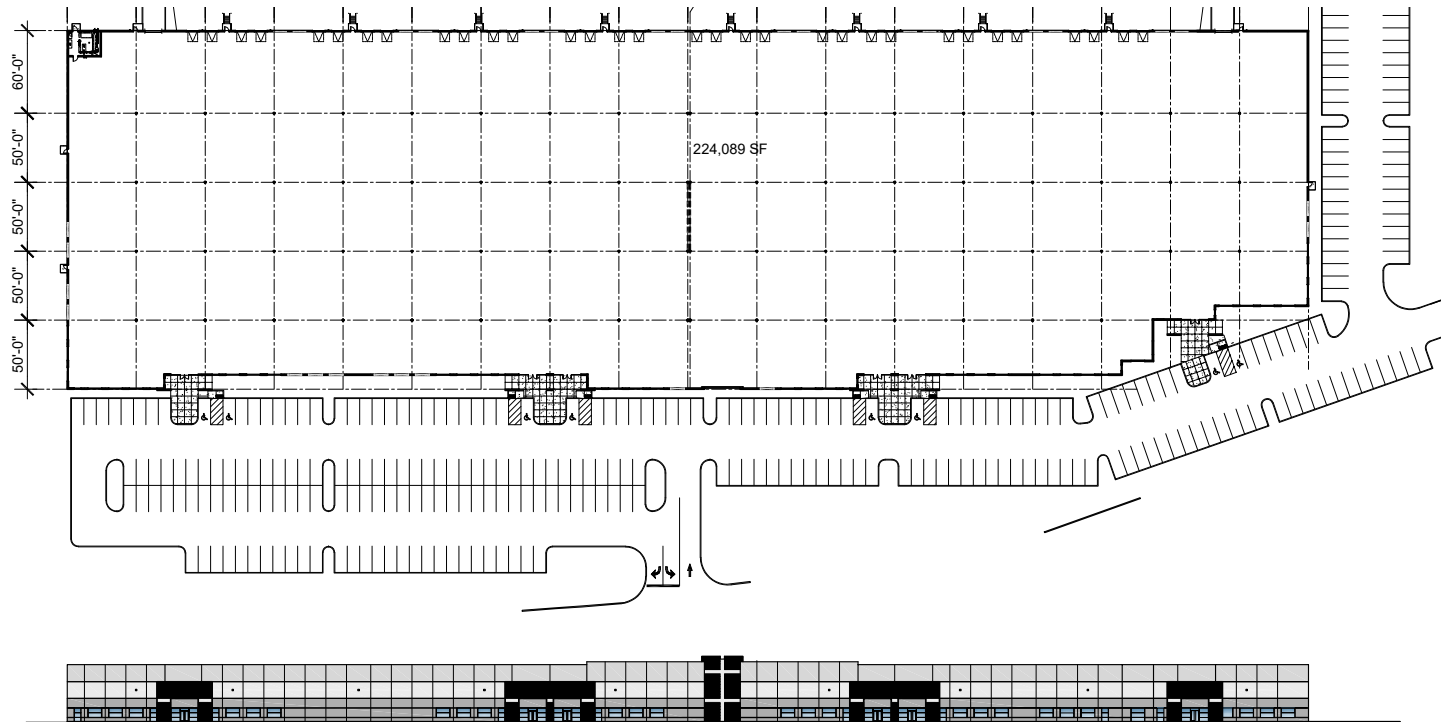
PROPERTY FEATURES

- + 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





6200 - 6228 AVIATOR DRIVE / ST. LOUIS (HAZELWOOD), MISSOURI 63042



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