

[FOR LEASE]

416,093 SF DISTRIBUTION
FACILITY

AVAILABLE Q1 2020

25 YEAR TAX
ABATEMENT

AVIATOR
BUSINESS PARK

6201 - 6243 AVIATOR DRIVE / ST. LOUIS (HAZELWOOD), MISSOURI 63042



KATIE HAYWOOD
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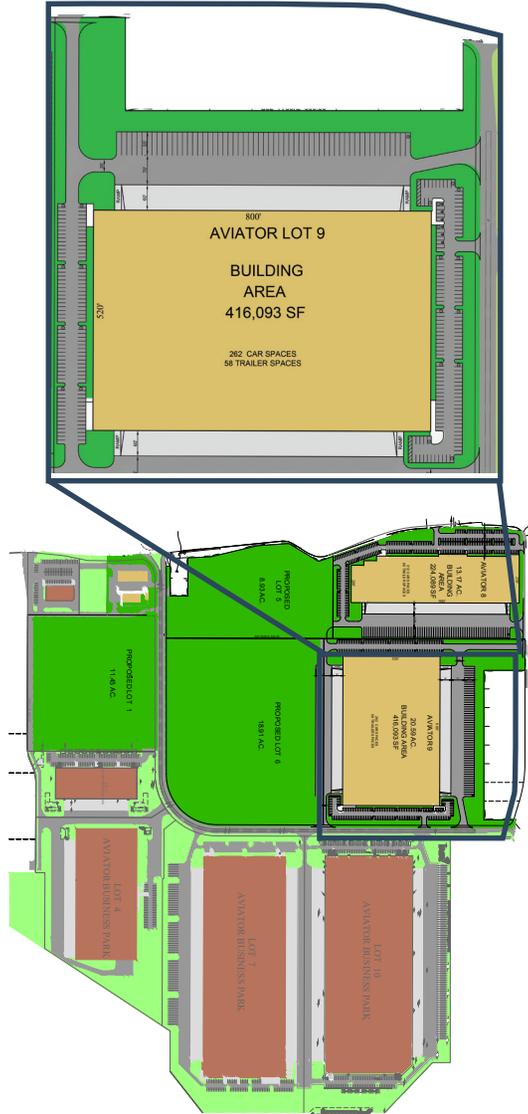
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PARK PLAN

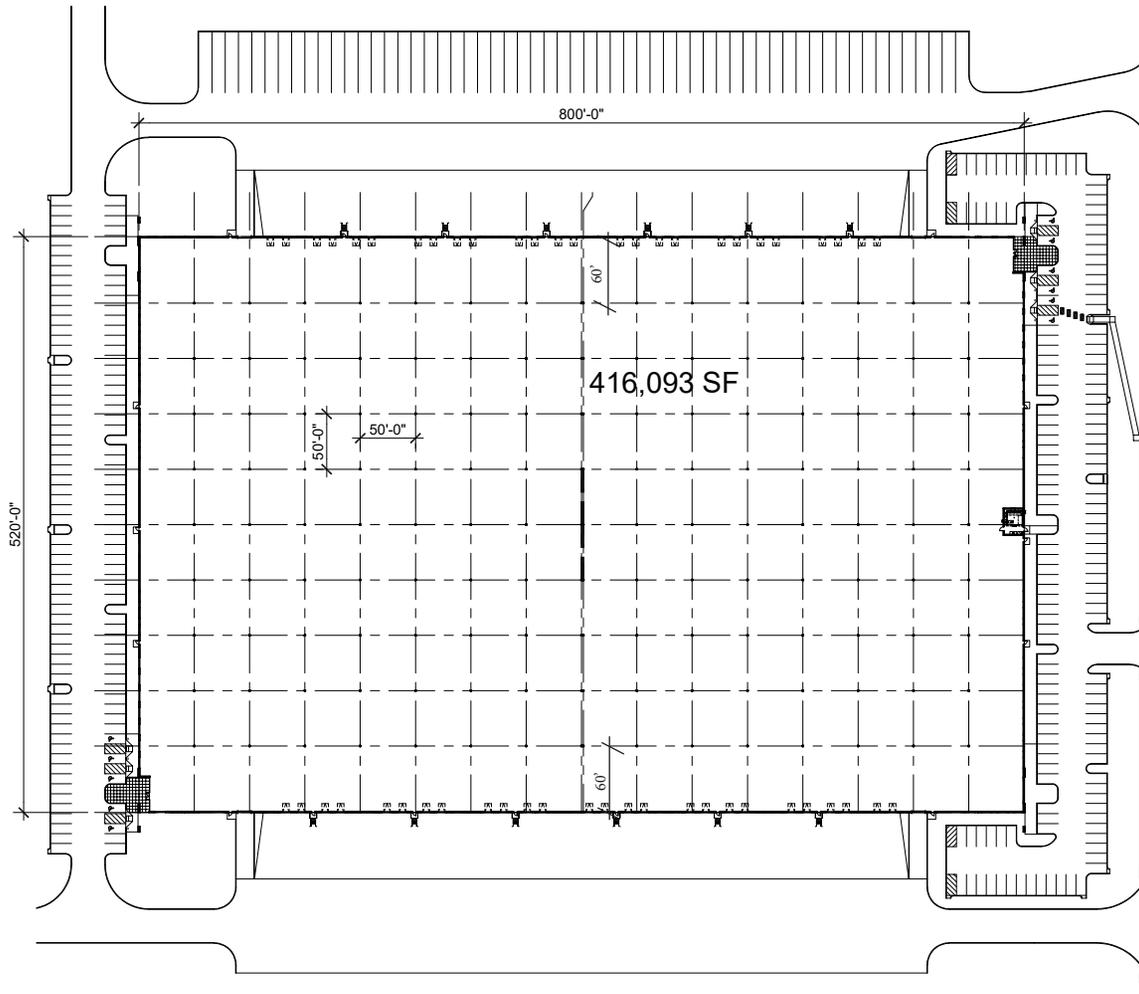


PROPERTY FEATURES

- + 416,093 SF state-of-the-art distribution facility
- + Divisible
- + 32' minimum clear height
- + LED High Bay Lighting
- + Office built to suit
- + 52 docks (expandable) with 40,000 lb mechanical dock levelers and dock seals
- + 4 drive-ins
- + ESFR
- + 50' x 50' column spacing (60' speed bay)
- + 25-year real estate tax abatement with \$0.14 PSF initial taxes
- + 262 car parking (expandable)
- + 58 trailer parking
- + 5 miles from Lambert International Airport
- + Convenient access to I-270, I-70, and I-170

[FOR LEASE]

FLOOR PLAN



AVIATOR

CBRE



AVIATOR
BUSINESS PARK

BOEING

Mallinckrodt

ARCOBASSO

UNITED STATES POSTAL SERVICE

amazon.com

amcor

INTERNATIONAL

Weekends FURNITURE SERVICES

SILGAN PLASTICS

IRON MOUNTAIN

TAGG logistics

AM

BOEING

St. Louis Lambert International Airport

DRIVE TIMES:



0.5 MILES



2.4 MILES



12 MINUTES



13 MINUTES



8 MINUTES

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