FOR LEASE

416,093 SF DISTRIBUTION FACILITY

AVAILABLE Q1 2020

25 YEAR TAX ABATEMENT

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

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CBRE, INC.
190 Carondelet Plaza
Suite 1400
St. Louis, MO 63105
+ 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

AVIATOR BUSINESS PARK
LOT 9
Hazelwood Missouri 63024

FLOOR PLAN

1"=100'

416,093 SF

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