

[FOR LEASE]

±548,850 SF HIGH-VOLUME
DISTRIBUTION BUILDING
TOTAL AVAILABLE: 183,485 SF

LEASE RATE: \$4.50/SQ. FT., NNN

**25 YEAR TAX
ABATEMENT**

AVIATOR
BUSINESS PARK

6202 - 6222 AVIATOR DRIVE / ST. LOUIS (HAZELWOOD), MISSOURI 63042



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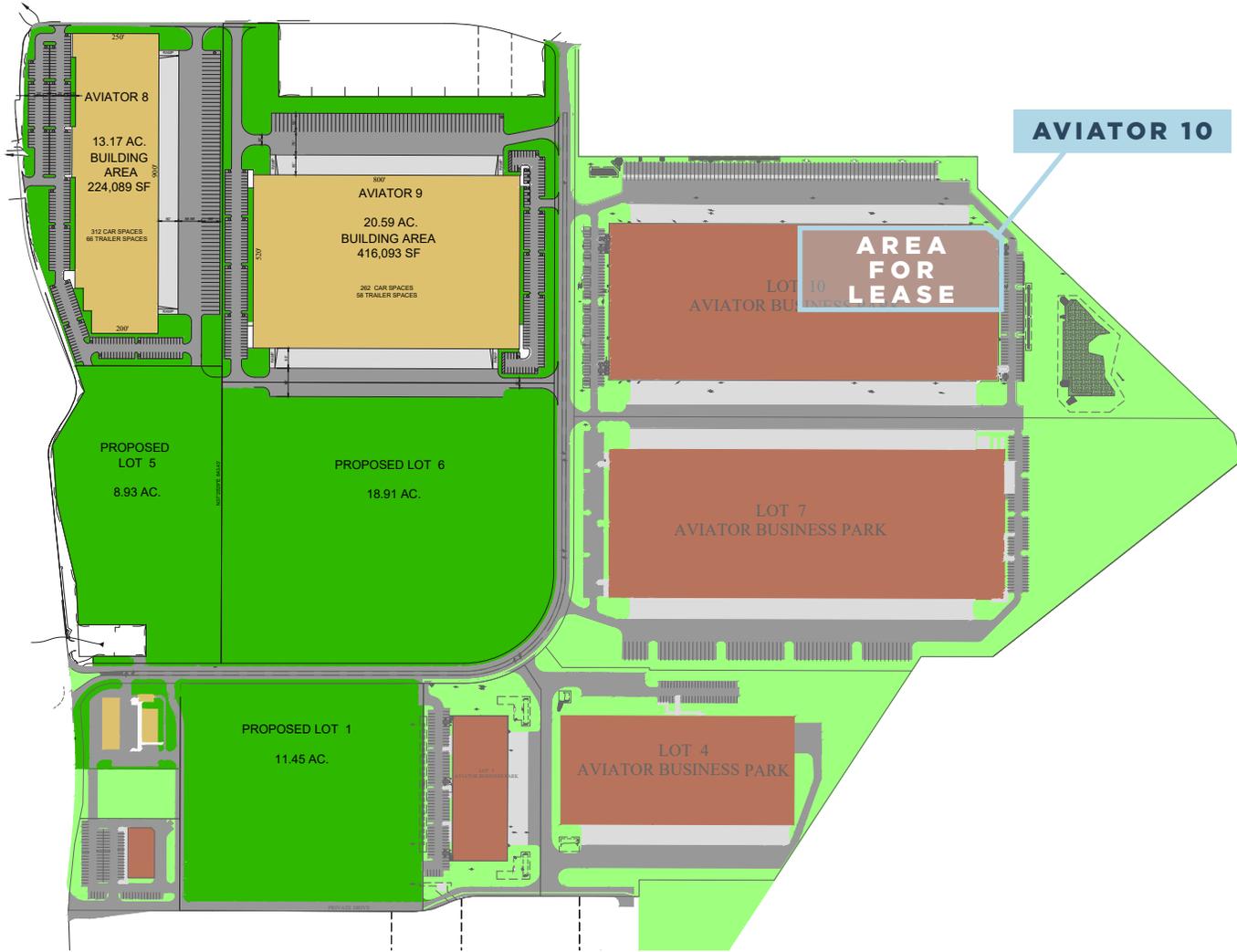
CBRE, INC.
190 Carondelet Plaza
Suite 1400
St. Louis, MO 63105

 **PANATTONI**
INTERNATIONAL VISION. LOCAL FOCUS.

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PARK PLAN

AVIATOR 10 FOR LEASE

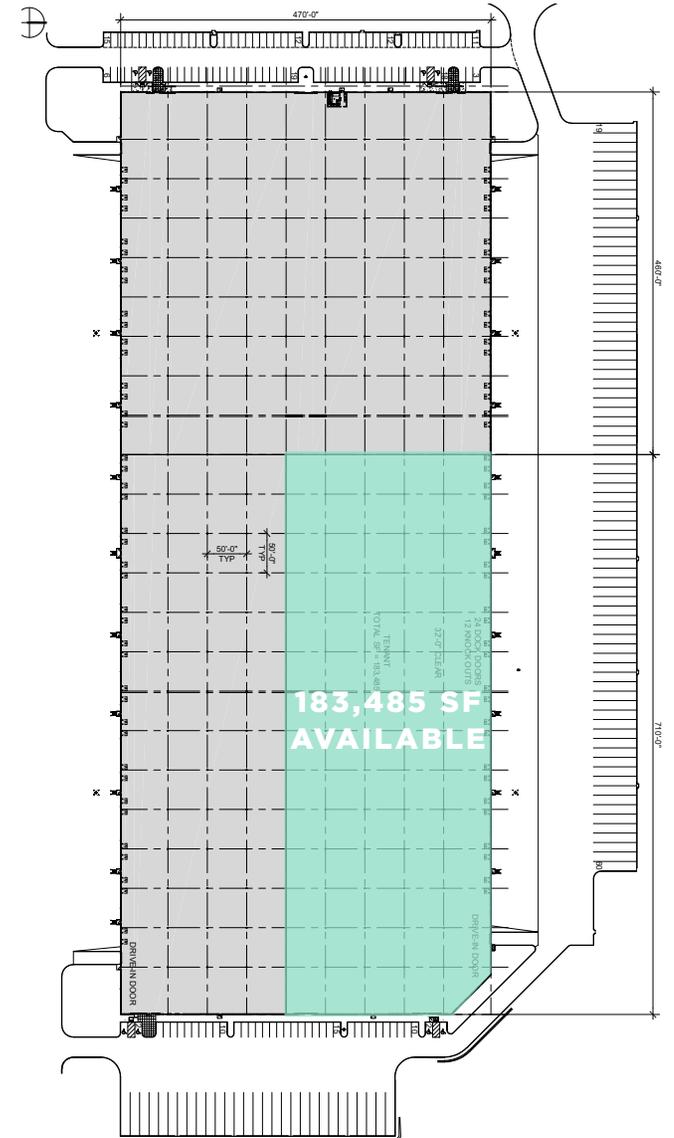


AVIATOR

BUILDING SPECIFICATIONS

- SPACE AVAILABLE:** 183,485 SF. Divisible to 106,004 SF.
- OFFICE FINISH:** BTS
- CLEAR HEIGHTS:** 32' clear at the first column line inside the dock wall
- LOADING:** 24 dock doors (12 knock outs)
One (1) 12' wide x 14' high drive-in doors
- SPACE DIMENSIONS:** 260' deep x 700' long
- COLUMN SPACING:** 50' x 50' (60 speed bay)
- RAIL:** Available via Norfolk Southern
- SPRINKLER:** ESFR
- FLOOR:** 7" thick non-reinforced concrete slab on grade over 4" of granular base
- TRUCK COURT:** 8" of non-reinforced concrete pavement over 4" of granular base
- TRAILER PARKING:** 60 stalls (expandable)
- LIGHTING:** LED high-bay fixtures.
- TAXES:** 25-year real estate tax abatement with initial property taxes of \$0.14/SF

SITE PLAN





AVIATOR BUSINESS PARK

BOEING

Mallinckrodt

ARCOBASSO FOODS

UNITED STATES POSTAL SERVICE

amazon.com

amcor

INTERNATIONAL

Weekends FURNITURE OUTLET **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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