

FOR LEASE

AVIATOR BUSINESS PARK LOT 1

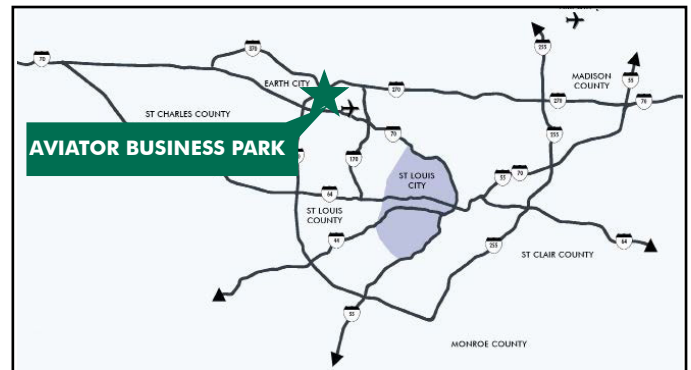
INTERSTATE 270 & N. LINDBERGH BOULEVARD
ST. LOUIS (HAZELWOOD), MISSOURI 63042

185,625 SF Proposed State-of-the-Art Warehouse/Distribution Facility



PROPERTY FEATURES

- + 185,625 SF proposed state-of-the-art warehouse/distribution facility
- + Divisible to 50,000 ± SF
- + 28' minimum clear height
- + Office built to suit
- + 25-year real estate tax abatement with \$0.18 PSF initial taxes



LEASE RATE: \$5.25 PSF, NNN

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CBRE

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PROPERTY DETAILS

BUILDING SIZE: 185,625 SF

DIVISIBLE: 50,000± SF

OFFICE: BUILD TO SUIT

CEILING HEIGHT: 28' CLEAR

DOCKS: 24 DOORS W/40,000 LB. LOAD LEVELERS
(EXPANDABLE)

DRIVE-INS: 2 DOORS

COLUMN SPACING: 50' X 50'

BUILDING DEPTH: 275' DEEP, REAR LOADED

CAR PARKING: 144 SPACES

TRAILER PARKING: 38 STALLS

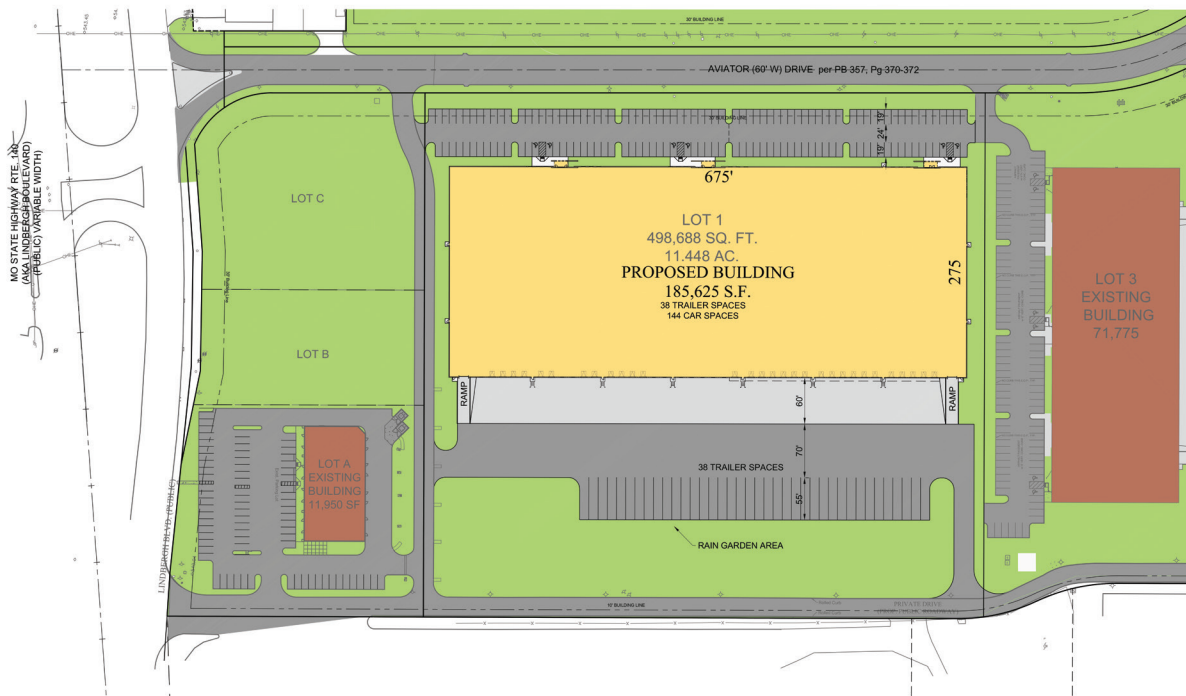
TRUCK COURT: 100% CONCRETE

FIRE SUPPRESSION: ESFR

WAREHOUSE LIGHTING: LED FIXTURES



SITE PLAN



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AERIAL MAP



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