

FOR LEASE

# AVIATOR BUSINESS PARK LOT 8

INTERSTATE 270 & N. LINDBERGH BOULEVARD

ST. LOUIS (HAZELWOOD), MISSOURI 63042

**222,715 SF State-of-the-Art Warehouse/Distribution Facility**



**Available 2019 | 25 Year Tax Abatement**



## PROPERTY FEATURES

- + 222,715 SF proposed state-of-the-art warehouse/distribution facility
- + Divisible to 50,000 ± SF
- + Excellent visibility on Lindbergh Blvd.
- + 32' minimum clear height
- + LED High Bay Lighting
- + Office built to suit
- + 32 docks (expandable)
- + 2 drive-ins
- + ESFR
- + 50' x 50' column spacing (60' speed bay)
- + 25-year real estate tax abatement with \$0.18 PSF initial taxes
- + 312 car parking (expandable)
- + 66 trailer parking
- + Heavy electric



**PANATTONI**  
INTERNATIONAL VISION. LOCAL FOCUS.



## CONTACT US

### KATIE HAYWOOD

Vice President  
314 655 5838  
katie.haywood@cbre.com

### CBRE, INC.

190 Carondelet Plaza  
Suite 1400  
St. Louis, MO 63105

[www.cbre.us/stlouis](http://www.cbre.us/stlouis)

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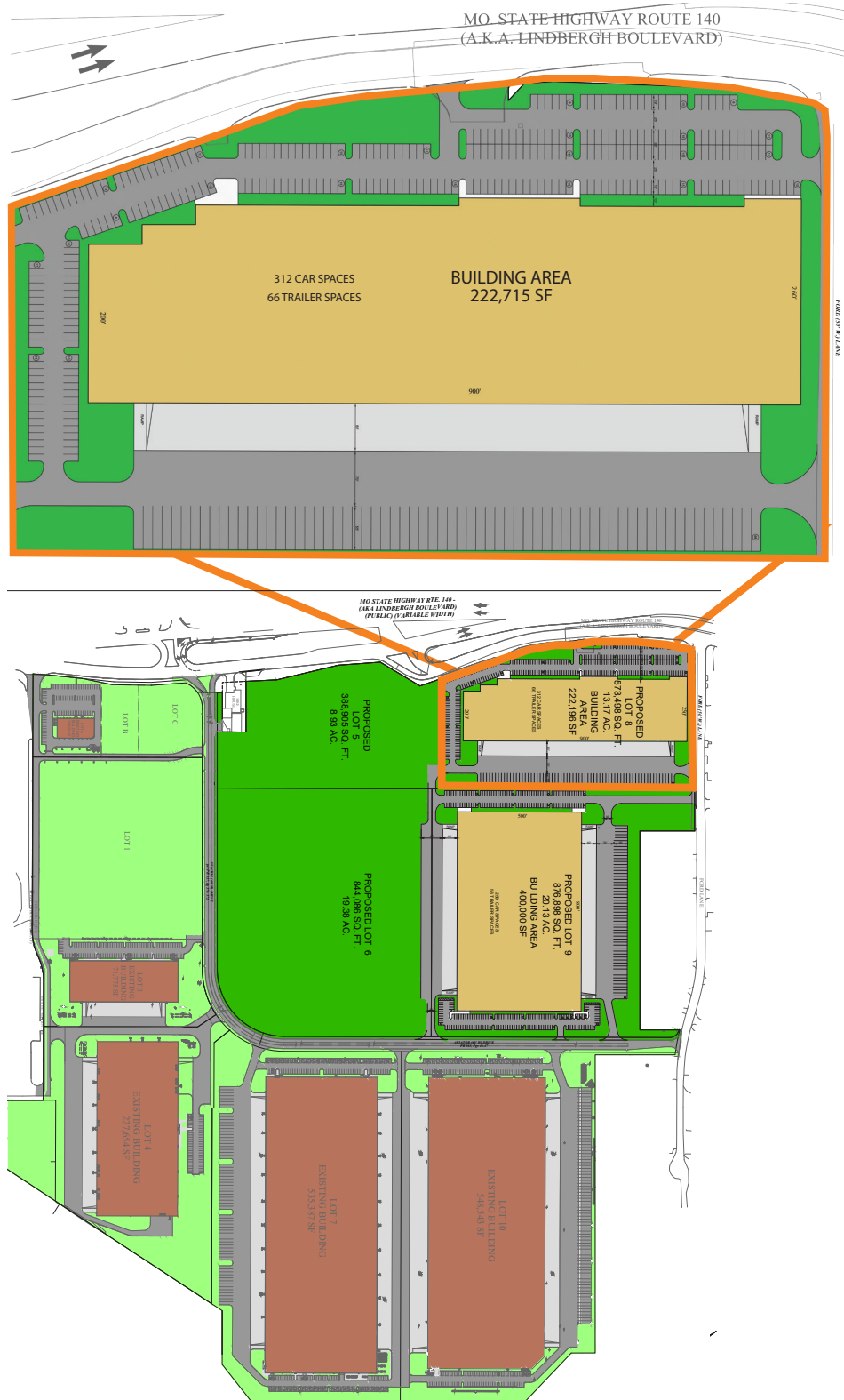
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**SITE PLAN**





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## AERIAL MAP



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