

Aviator 10

6202 Aviator Drive | Hazelwood, MO | St. Louis County
Available SF: 216,200 | Lease Rate: 4.50



Property and Area Description

• 216,200 SF available for sublease • 1,000 SF office • 32' clear • 32 docks and 2 drive ins • LED lights • EFR • Food-grade facility • NNN = \$0.52 per SF

Population



Source: ESRI®, 2020

Households



Source: ESRI®, 2020

Transportation

Nearest Highway: HWY 67 (1/2 mile mi.)

Nearest Interstate: I-270 (1 mile mi.)

Nearest Airport: St. Louis Lambert International Airport (5.3 miles mi.)

Nearest Commercial Airport: Lambert St. Louis International Airport (5.3 miles mi.)

Rail Served: Unknown

Rail Accessible: Unknown

Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren Missouri

Natural Gas: Spire

Water: Missouri American Water

Sewer: Metropolitan Sewer District

Building Type:	Warehouse & Distribution
Available SF:	216,200
Total SF:	548,649
Number of Stories:	1
Ceiling Peak:	32' Ft.
Expandable:	No
Zoning:	Industrial
Site Size:	27.48 Acres
Year Built:	2017
Former Use:	Food Packaging
Specialty Features:	Food Grade
Can Subdivide:	
Within City Limits:	
Construction Type:	Concrete Tilt-up
Floor Type:	Concrete-Not Reinforced
Lease Rate:	4.50
Last Updated:	Jan 19, 2021

Property Images



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