



# Class A Industrial Warehouse For Sublease

±76,058 SF available

**Aviator 2**

6034 Aviator Drive, Hazelwood, MO

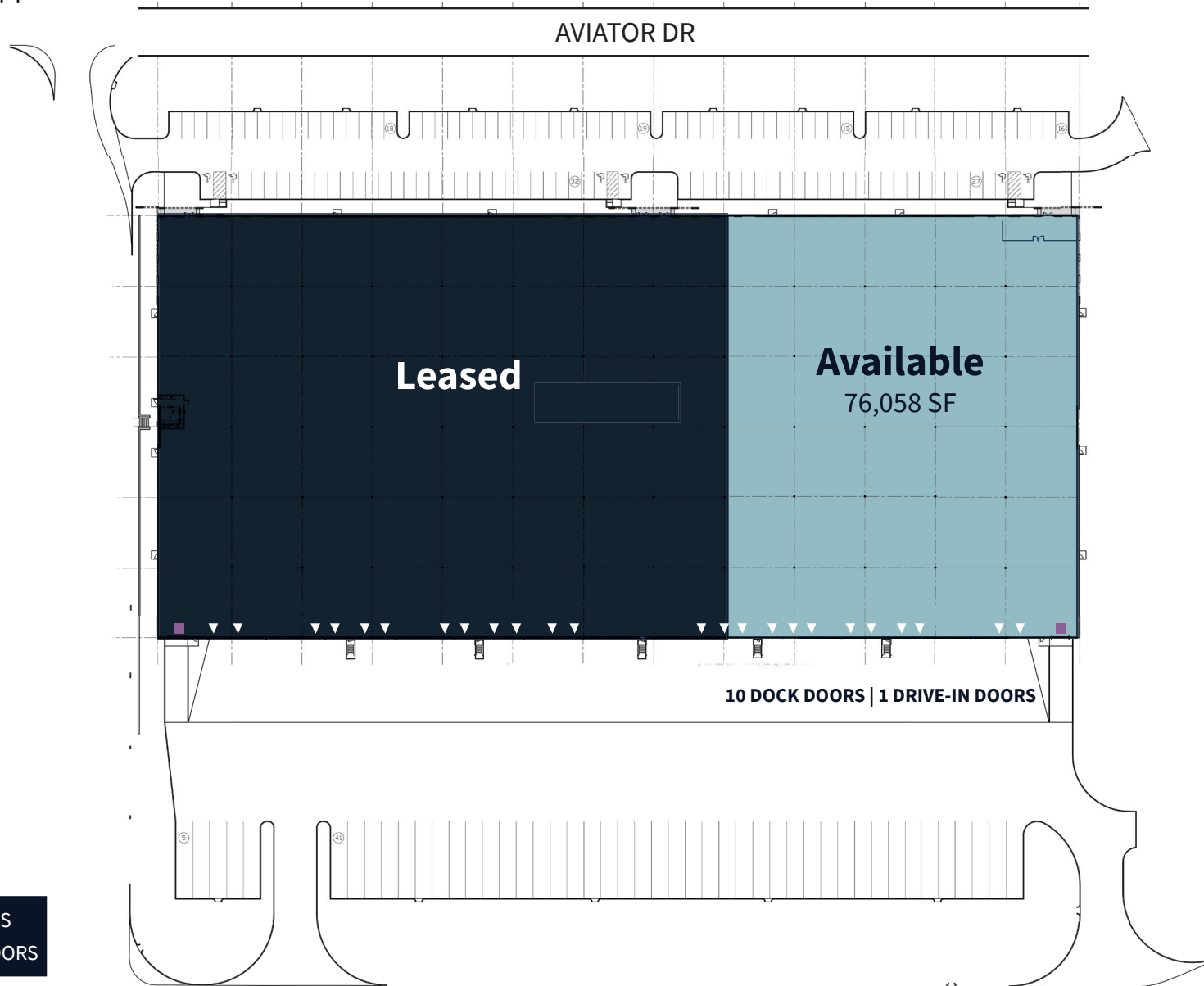
# Property specifications

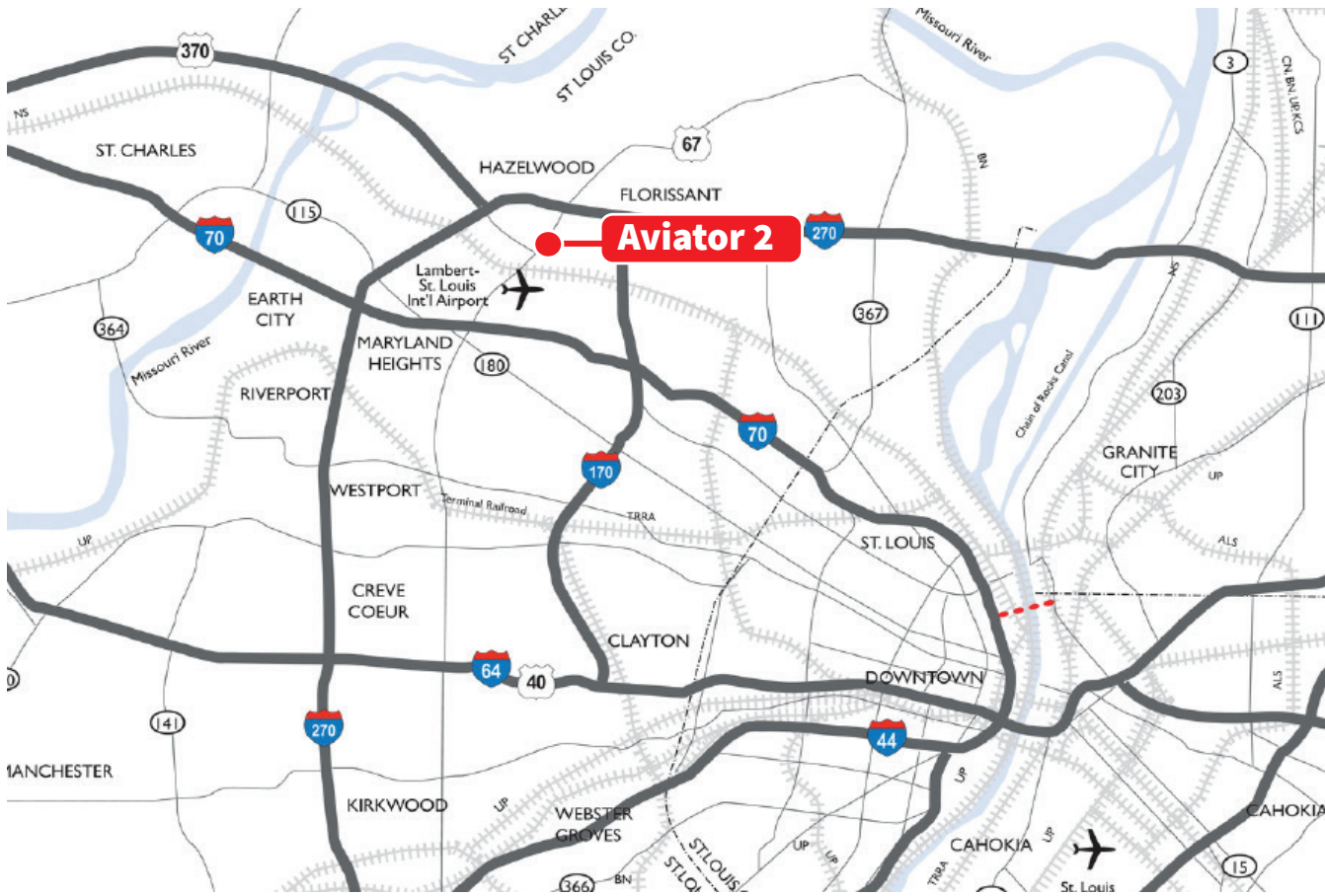


<b>Building Name</b>	Aviator 2
<b>Address</b>	6034 Aviator Drive Hazelwood, MO
<b>Building Size</b>	197,118 SF
<b>Year Built</b>	2022
<b>Available Area</b>	76,058 SF (±253'w x 300'd)
<b>Office Size</b>	±700 SF w/ 2 restrooms
<b>Clear Height</b>	32'
<b>Lighting</b>	LED

<b>Dock Doors</b>	10 w/ dock equipment
<b>Drive-in Doors</b>	(1) 12' x 14'
<b>Truck Court Depth</b>	185'
<b>Column Spacing</b>	50' x 50'
<b>Fire Protection</b>	ESFR
<b>Power</b>	480/277 Volt, 3-Phase
<b>Sublease Expiration</b>	December 31, 2027
<b>Asking Rate</b>	\$4.95/ NNN

# Site plan





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