JLL

Class A Industrial Warehouse For Sublease

±76,058 SF available

Aviator 2

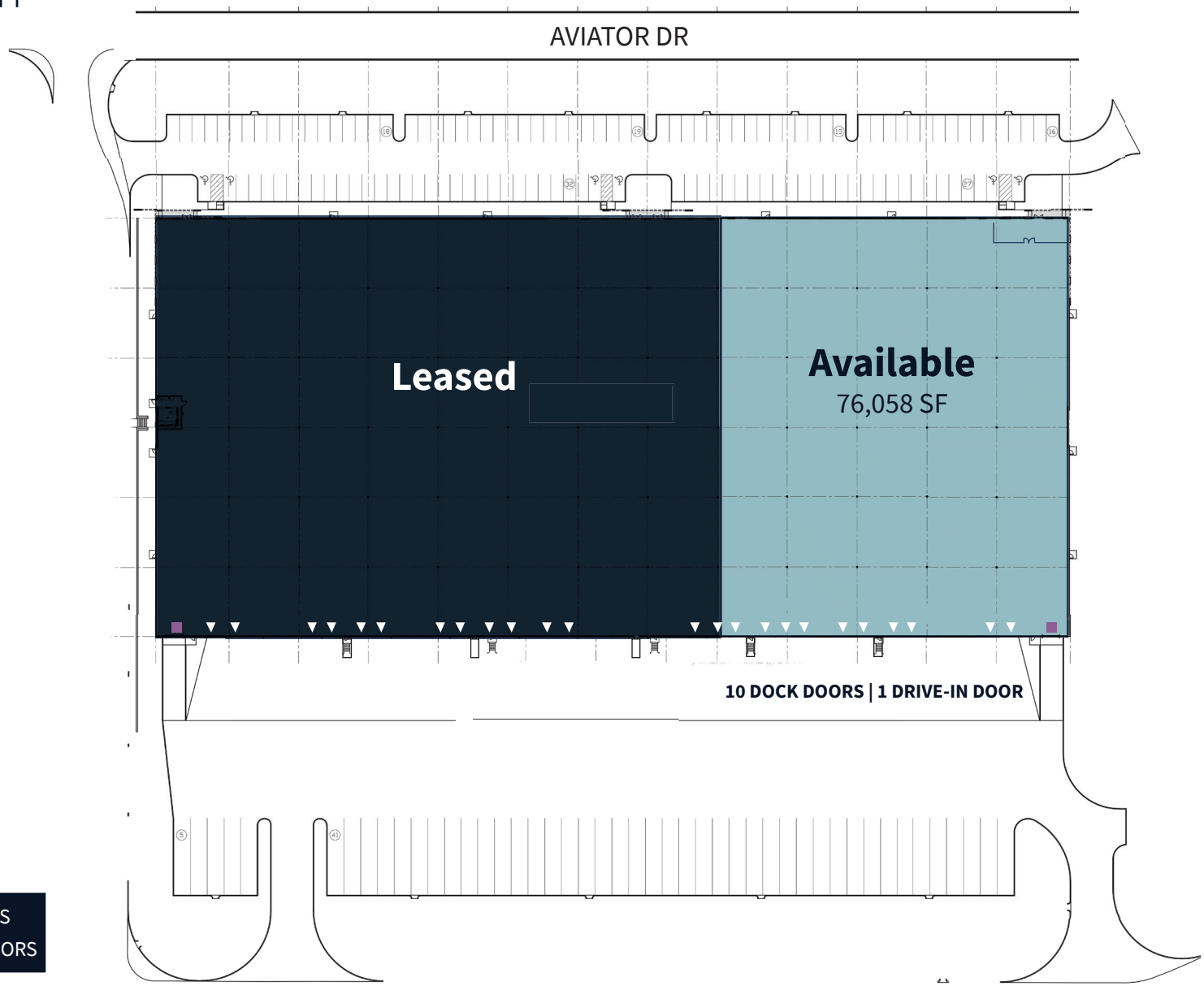
6034 Aviator Drive, Hazelwood, MO

Property specifications

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

Dock Doors	10 w/ dock equipment
Drive-in Doors	(1) 12’ x 14’
Truck Court Depth	185’
Column Spacing	50’ x 50’
Fire Protection	ESFR
Power	480/277 Volt, 3-Phase
Sublease Expiration	December 31, 2027
Asking Rate	$3.95/ NNN

Site plan



▼ DOCK DOORS
■ DRIVE-IN DOORS

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