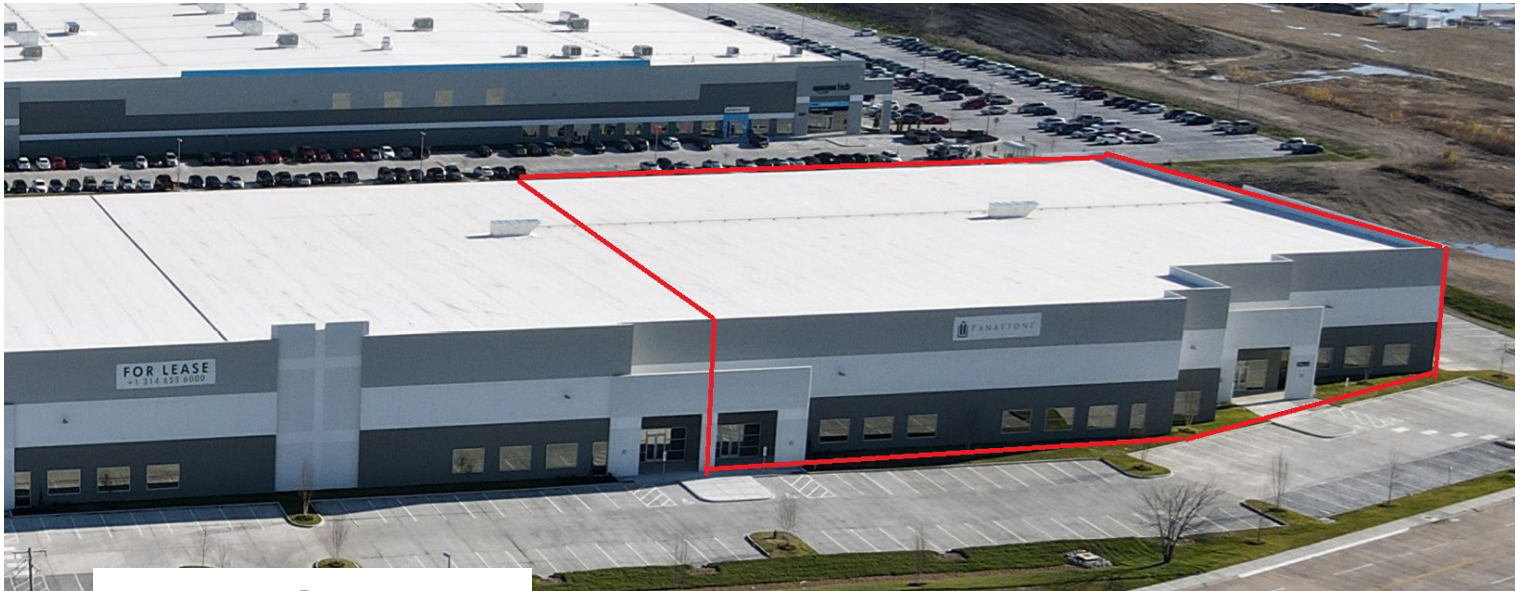


69,975± Sq. Ft. Warehouse

7,000± Sq. Ft. of Modern Office Space

6200 Pershall Road
Hazelwood, MO 63042

Aviator Business Park



For Sublease

\$10,000 Procuring Broker Bonus
for deal executed before 2/24/25

Price Reduced
\$7.00/NNN
\$5.95/NNN

Features

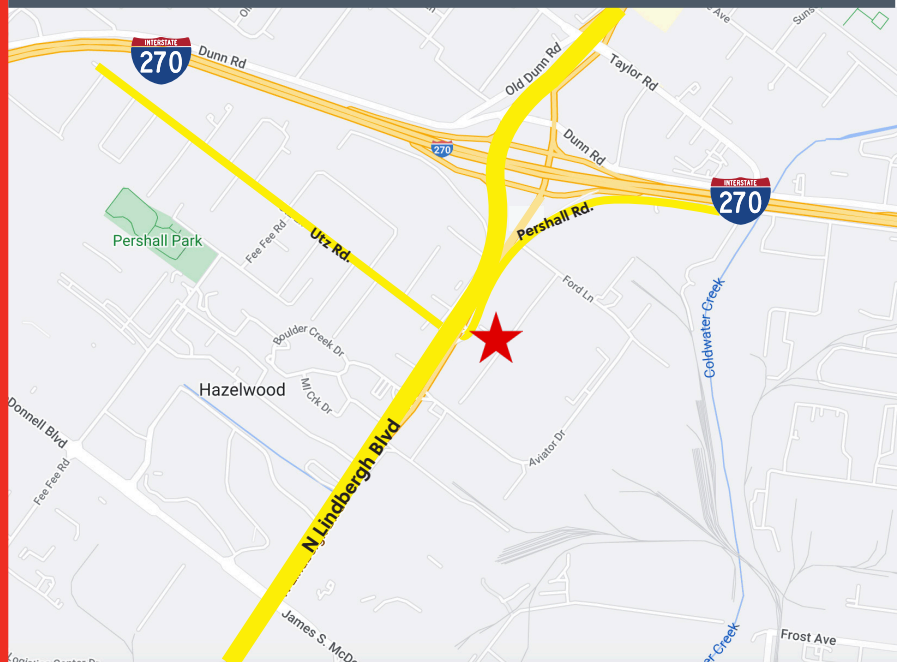
- Turn-Key Warehouse/Office Space
- All Office Furniture & Warehouse Racking Available
- 8 Docks and 1 Oversized Drive-In Door
- 7,000 Sq. Ft. of Modern Office Space

More details on back

Contact

Powell Kalish

pkalish@hillikercorp.com



Hilliker Corporation | www.hillikercorp.com | 314-781-0001
1401 S. Brentwood Blvd. Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

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Hazelwood, MO 63042

Aviator Business Park



WAREHOUSE

IT Network Infrastructure:

- Copper and Fiber Optic Cable
- Wireless Access Points (WAPs)
- Networking Equipment

Pallet racking:

- 9 Aisles, 5 Pallet Spaces high up, to 30ft in Total Height with Overall Capacity of 1,804 Pallet Spaces
- 80 lb Air compressor system w/additional backup compressors

6 Flex Conveyor Rolling Racks

2 High CFM Fans

2 Powered Pallet Jacks, 9 Manual Pallet Jacks

OFFICE SPACE

- 4 Private Offices - Desks, Chairs and Wall Cabinets
- 30 Desks with Chairs - Desks are Electric Sit/Stand
- 3 Flex Work Spaces with Couches & Chairs
- 6 Conference Rooms each with Conference Tables, Chairs and AV Equipment

KITCHEN

- 2 Refrigerators, Ice maker, 4 Tables, Lockers
Seating for 25

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