



**FOR LEASE** | **335,452 SF**  
**1000 TAYLOR AVE** | **PARK HILLS, MO**

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**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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## **PROPERTY HIGHLIGHTS**

 **CLEAR HEIGHTS UP TO  
34'+ THROUGHOUT**

 **WELL-MAINTAINED**

 **9 LOADING DOCKS**

 **LARGE LOT FOR  
TRAILER PARKING  
OR OUTSIDE  
STORAGE**

 **RAIL SPUR**



# PROPERTY DETAILS

1000 TAYLOR AVE | PARK HILLS, MO

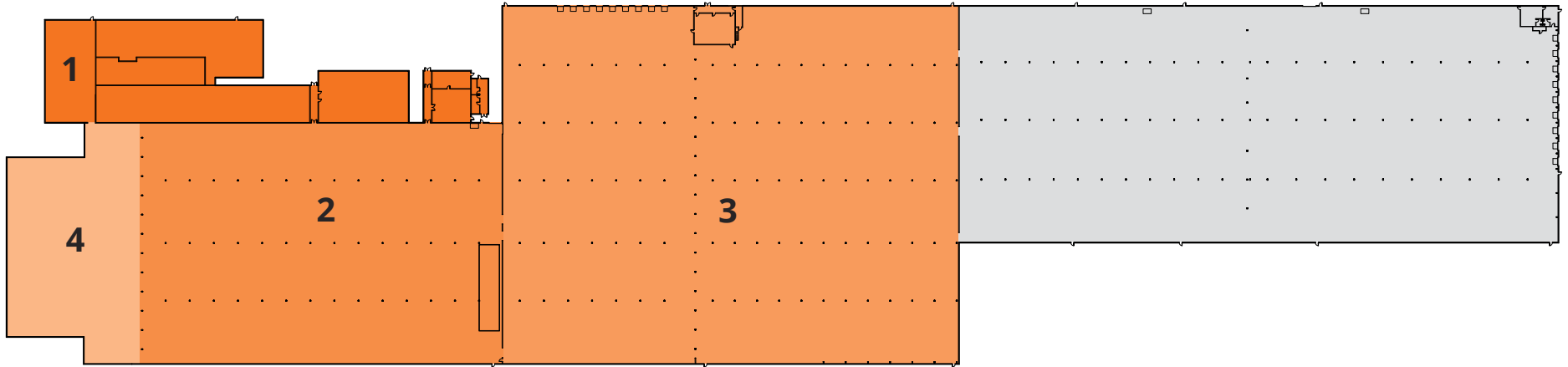
AVAILABLE SPACE	335,452 SF
MINIMUM DIVISIBLE	100,000 SF
DOCK DOORS	9
DRIVE-IN DOORS	(2) 14' OH Drive-in Doors
CLEAR HEIGHT	Up to 34'+
ROOF	TPO Rubberized & Sheet Metal
YEAR BUILT	1976 - 2018
FIRE SUPPRESSION	Wet & ESFR
POWER	4160V Incoming Split by 480V Transformers
PARKING	281 Auto   9 Trailer
LAND AREA	43.9 Acres
ZONING	M-2 Heavy Industrial District
PARCEL ID	09-30-06-01-12-0002.00
RAIL ACCESS	Active Spur, Union Pacific Railroad
OPEX ESTIMATE	<b>\$0.65/SF</b>

[VIEW A VIDEO OF THIS PROPERTY](#)

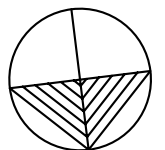


# FLOOR PLAN

1000 TAYLOR AVE | PARK HILLS, MO



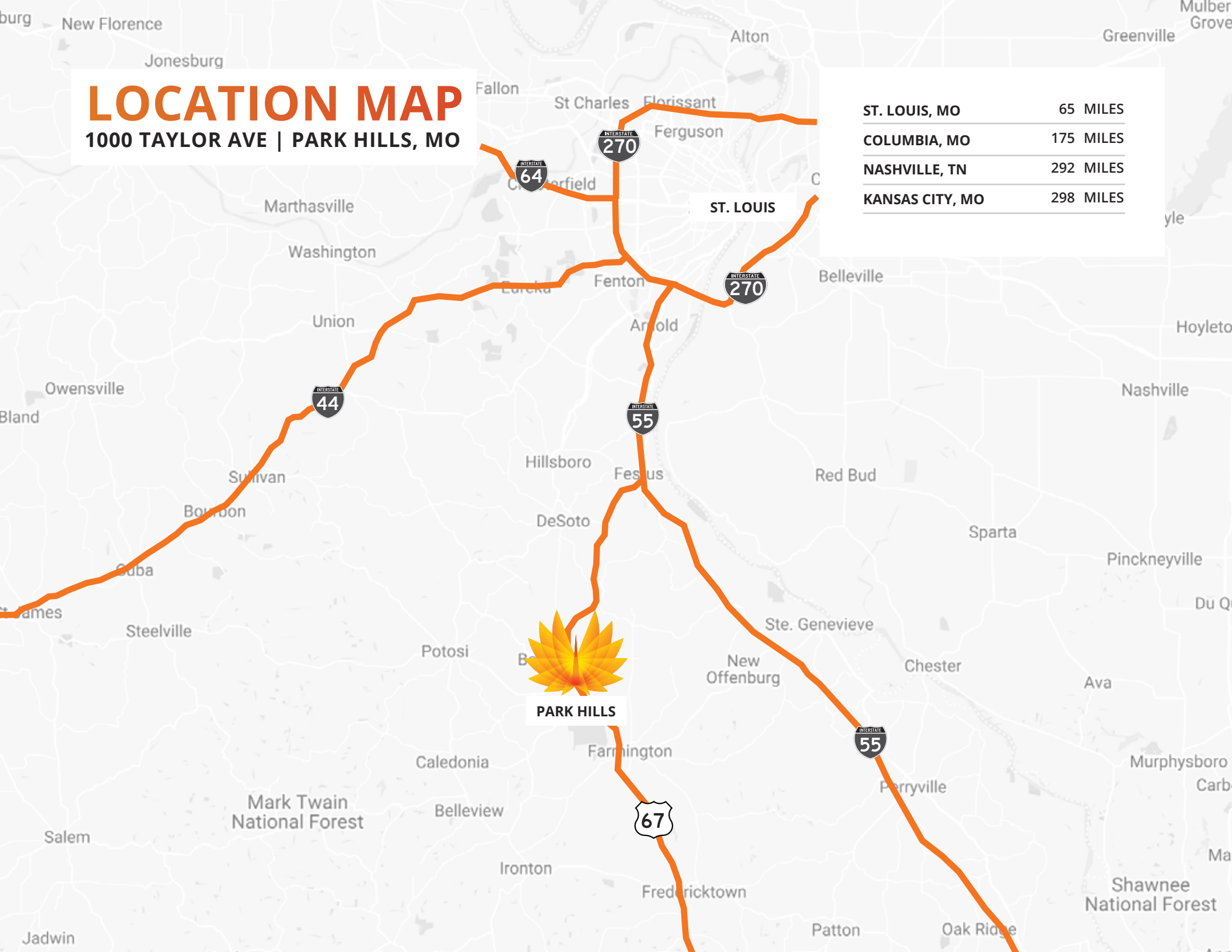
NUMBER	SPACE DESIGNATION	OH DOORS	LOADING DOCKS	CLEAR HEIGHT	SQUARE FEET
1	OFFICES	0	0	DROP CEILING	34,762 SF
2	WAREHOUSE	1	0	25' 6" - 35' 4"	93,798 SF
3	WAREHOUSE	0	9	15' 6" - 34' 4"	176,657 SF
4	OLD GLASS AREA	1	0	39' 5"	30,235 SF
<b>TOTAL</b>					<b>335,452 SF</b>



# LOCATION MAP

1000 TAYLOR AVE | PARK HILLS, MO

ST. LOUIS, MO	65 MILES
COLUMBIA, MO	175 MILES
NASHVILLE, TN	292 MILES
KANSAS CITY, MO	298 MILES





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