



**FOR LEASE**  
**1000 TAYLOR AVE**

**335,452 SF**  
**PARK HILLS, MO**

**LUKE HERDER** | 414-244-9575 | [LHERDER@PHOENIXINVESTORS.COM](mailto:LHERDER@PHOENIXINVESTORS.COM)



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



## 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

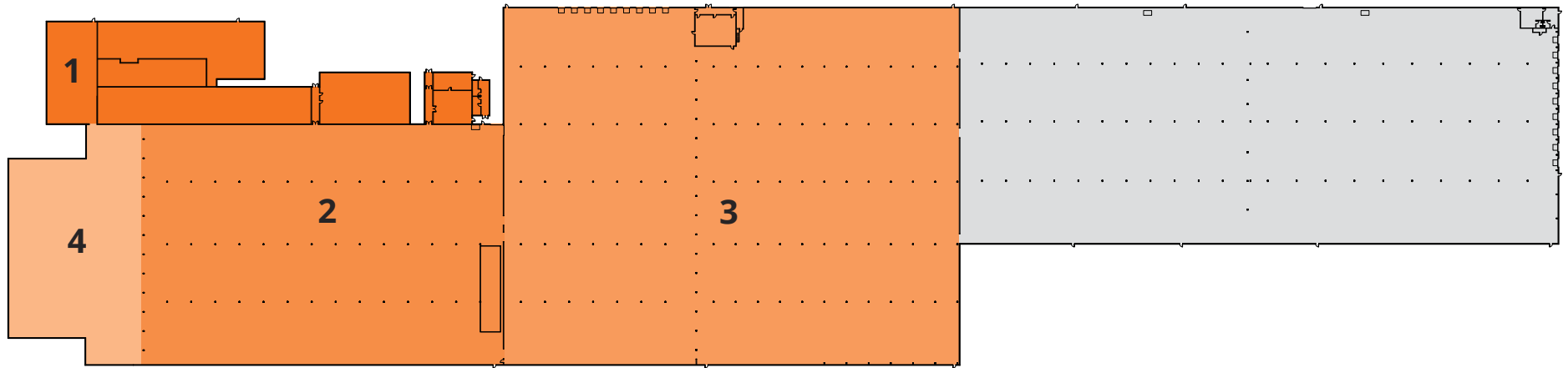
AVAILABLE SPACE	335,452 SF
MINIMUM DIVISIBLE	100,000 SF
DOCK DOORS	9
DRIVE-IN DOORS	(2) 14' OH Drive-in Doors
CLEAR HEIGHT	Up to 34'+
ROOF	TPO Rubberized & Sheet Metal
YEAR BUILT	1976 - 2018
FIRE SUPPRESSION	Wet & ESFR
POWER	4160V Incoming Split by 480V Transformers
PARKING	281 Auto   9 Trailer
LAND 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>



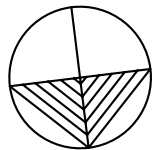
[VIEW A VIDEO OF THIS PROPERTY](#)

# 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

