

FOR SALE *or* FOR LEASE

1464 HOFF INDUSTRIAL DRIVE O'FALLON, MO 63366



Property Features

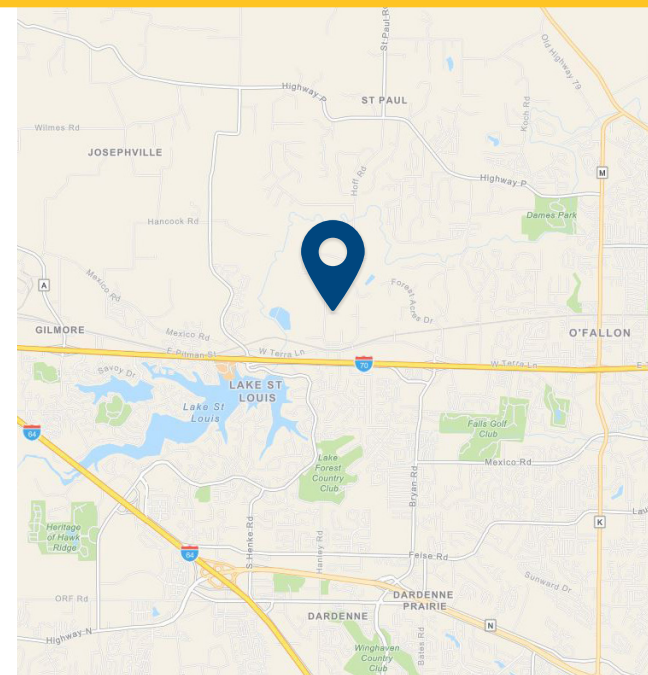
- > Free-standing building on 1.7+ acres with room for outside storage or building expansion
- > 1,800 sq. ft. office – private office, nice lobby, 2 bathrooms
- > 5 ton overhead crane
- > 8" concrete slab
- > 14' x 16' drive-up door, 10' x 10' dock door
- > 600 amps three phase electric – 480 volt
- > 2 – 200,000 BTU gas heaters in warehouse
- > Certified fire sprinkler system, high piled storage rated
- > 2 exhaust fans. - 24' eve height
- > 4" fiberglass insulation with vinyl backing, 20-year steel roof system, natural gas heat, and efficient 400 watt metal halide lighting
- > Great industrial area
- > Labor available to install gas lines, air lines, and electrical needs for your manufacturing customer's specifications

Contact Us

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15,000 SF

Lease Price

\$6.00 SF
Triple Net

Sale Price

**Contact
Broker**

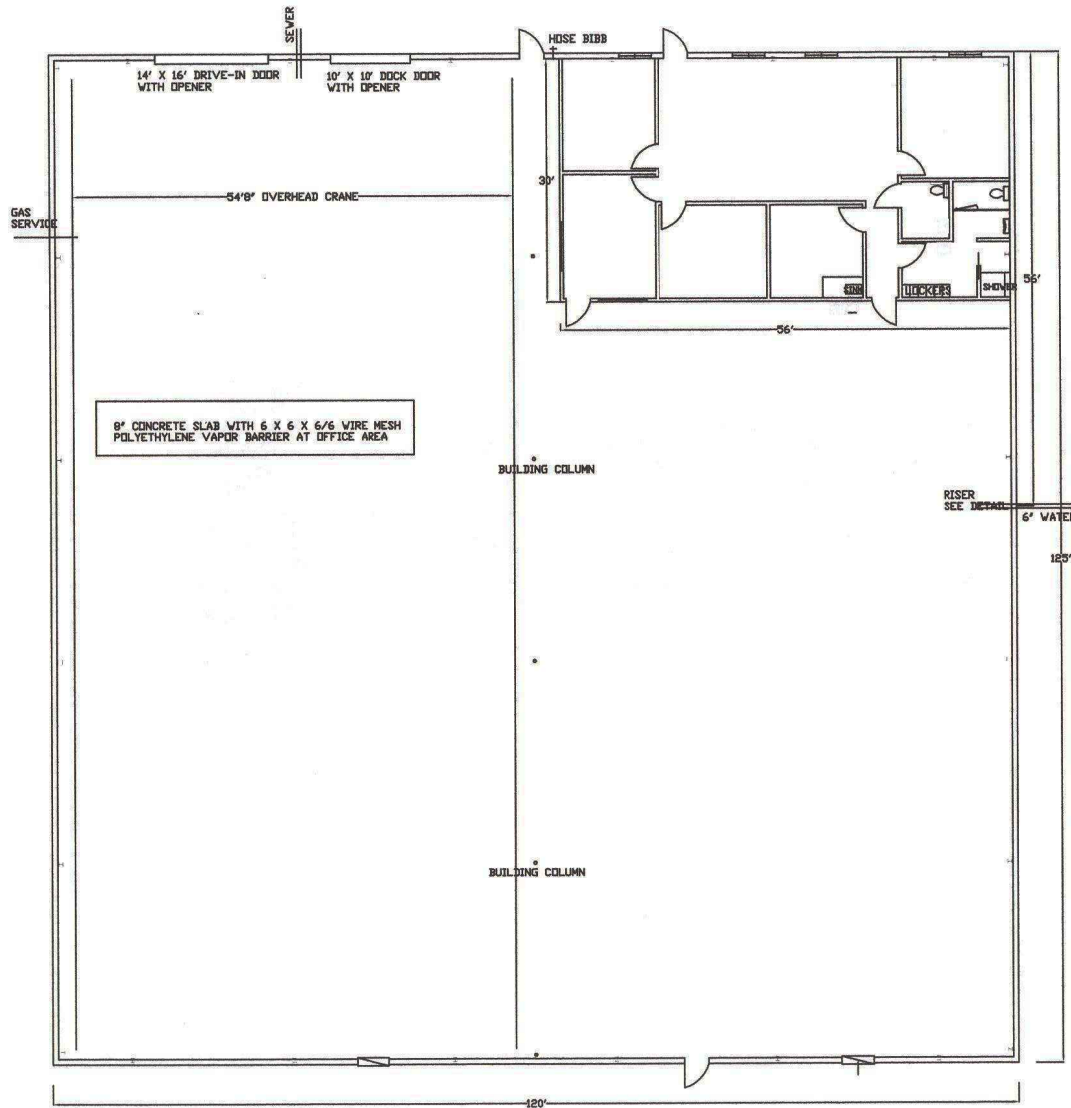
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