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# Warehouse/Distribution Space Well-Established Industrial Park

**FOR LEASE** | 1422-1430 Hoff Industrial Drive, O'Fallon | MO

45,000 SF multi-tenant warehouse/distribution building. Easy access to and from I-70. Just 5 minutes from the Bryan Road/I-70 and Lake St. Louis Boulevard/I-70 exits. 7,500 SF and 10,000 SF suites available.

Starting from:

**\$6.50**  
PSF GROSS

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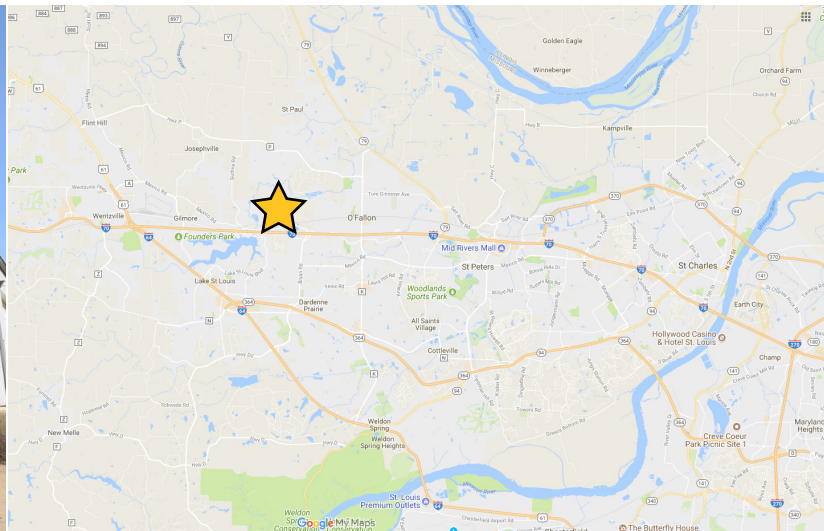


## 1422 Hoff Industrial Dr

- 10,000 SF
- 3,500 SF office
- 4 drive-in doors
- 3-phase power
- Available June 1, 2018
- **LEASE RATE:** \$6.50/SF, Modified Gross (includes real estate taxes, CAM & insurance)

## 1430 Hoff Industrial Dr

- 7,500 SF
- Small office
- 1 dock & 1 drive-in
- 3-phase power (400 amps, 120/208 volt)
- Eave height 23' in front to 17' in rear
- **LEASE RATE:** \$6.50/SF, Modified Gross (includes real estate taxes, CAM & insurance)



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