

FOR LEASE
10,000 Sq. Ft.
\$5.50 Sq. Ft. Gross Rent
1414 Hoff Industrial Dr.
O'Fallon, MO



- ◆ Distribution/warehouse center.
- ◆ Unit size 80' X 125'.
- ◆ 900 sq. ft. office finish.
- ◆ American Steel Building fully insulated. Natural gas heat, three-phase electric, fire sprinkler system.
- ◆ Electric – 400 amp, 3 phase, 120/208 volt.
- ◆ 100-ft. concrete paved area for easy truck access.
- ◆ 1 drive-in door and 2 dock high doors, located in rear of building. Room for additional dock and drive-in door.
- ◆ Ample car parking – 28 employee parking spaces in front of building.
- ◆ Lessor pays taxes, insurance, parking lot maintenance, snow removal, etc.
- ◆ 400-watt wall pack exterior lighting.
- ◆ Eave height 23-ft. front, 17-ft. rear.
- ◆ Building at the end of the drive.
- ◆ Building will accommodate additional doors if required.
- ◆ Outside storage available.
- ◆ Tractor-trailer drop off site available in industrial park.

This is a nice industrial park in O'Fallon with a pro business government. Hoff Industrial Drive is a dead end drive with no residential traffic.

DIRECTIONS: I-70 west to Bryan Road exit. West on North Outer Rd. Right on Hoff Road. (Lone Star Industrial Park). Follow Hoff Road for approximately $\frac{3}{4}$ of a mile. Right on Hoff Industrial Drive.

CONTACT:

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The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Broker or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.