

FOR LEASE
“PLAIN JANE” SPECIAL
7,500 Sq. Ft. Building
1430 Hoff Industrial Dr.
O’Fallon, MO



- American Steel Building fully insulated.
- Suite size 60’ X 125’.
- Wet sprinkler system – high pile storage rated.
- Electric – 400 amp, 3 phase, 120/208 volt.
- Heavy electric available.
- Natural gas heat.
- One warehouse bathroom.
- 100 ft. concrete paved area for easy truck access.
- Drive-in doors and dock high doors, located in rear of building. Room for additional dock and drive-in doors if required.
- 71 total employee parking spaces in front of building.
- Lessor pays taxes, insurance, parking lot maintenance, snow removal, etc.
- Metal Halide lighting.
- 400-watt wall pack exterior lighting.
- Eave height 23-ft. front, 17-ft. rear.
- Building at the end of the drive.
- Zoned I-2.
- Tractor-Trailer drop site available in industrial park

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.