

Overhead Crane

FOR SALE/LEASE
15,000 Sq. Ft.
1464 Hoff Industrial Dr.
O'Fallon, MO 63366



- Lease price: \$6.00 sq. ft. - triple net rent.
- Free-standing building on 1.7+ acres – room for outside storage or building expansion.
- 1,800 sq. ft. office – private office, nice lobby, 2 bathrooms.
- 5 ton overhead crane – lease rate includes crane maintenance.
- 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 ft. eave height.
- liner panel.
- 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.

DIRECTIONS: I-70 west to Bryan Road exit. West on North Outer Rd. Right on Hoff Road. Follow Hoff Road for approximately ¾ of a mile. Right on Hoff Industrial Drive.

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