

UNDER ROOF
METAL BUILDING #71

LOT 8 HOFF INDUSTRIAL DRIVE
O'FALLON, MO
FOR LEASE
12,500 SQ. FT. FACILITY
6,000 SQ. FT. AVAILABLE
CALL FOR PRICING



INTERIOR IMPROVEMENTS

SITE IMPROVEMENTS

- Heavy industrial park.
- 12,500 sq. ft. pre-engineered metal building.
6,000 sq. ft. available, divisible into 3,000 sq. ft. units.
- Building size 60' x 250'.
- 24 ft. eave height, single slope, clear span.
- Lot size 1+ acres.
- Approximately 5 parking spaces per unit.
- One drive-in door available per unit.
- Portland concrete car and truck parking.
- 10% office finish with 9' ceiling height, finished to your specifications.
- Fire sprinkler system designed for 20' high rack storage.
- 400-watt wall pack exterior lighting.
- 3-phase 400-amp electric service standard. Electrical upgrade to 1200 amps available.
- 48" exhaust fans.
- 4" roof and wall insulation.
- Excellent storage/warehouse distribution

***BUILDING LARGE STEEL BUILDINGS FOR THOSE WHO DO STUFF – HIT, DRILL, CUT,
BEND, BANG, THAT KIND OF STUFF***

Pre-owned facilities available for tour.

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