

FOR LEASE



12,000 Sq. Ft. Office Warehouse
1435 Hoff Industrial Drive
Lease Rate (Gross) \$4.50/Sq. Ft.
Natural Wooded Setting

SITE

- Step out your office door to archery practice, view the wildlife, or *make* a little wildlife.
- Approximately 1 acre.
- Parking -10 automobiles – front.
- One dock high door with edge of dock, dock leveler.
- One drive-in door, 12' x 14'.

BUILDING & IMPROVEMENTS

- 100 ft. long by 120 ft. deep.
- American Building Company steel building, 20-year standard warranty.
- 10% office build-out.
- Eave height 20 ft.
- Fire sprinkler system throughout.
- Natural gas forced air heat.
- 400 watt wall pack exterior lighting.
- 800 amp 3 phase 120/208 volt electric service.
- Metal Halide lighting.

LOCATION

Hoff Industrial Drive, O'Fallon, MO. Take I-70 west to Bryan Road. Take the north service road one mile west to Hoff Road. Cross the tracks, go left, go ½ mile, curve north, go one mile to Hoff Industrial Drive.

Hoff Industrial Drive is a dead-end drive with no residential traffic.

CONTACT:

BILL Davis

Wm. T. Davis – Broker

2209 Droste Rd., St. Charles, MO 63301

(636) 949-0680

(636) 949-6706 (Fax)