

Lot #8
HOFF INDUSTRIAL PARK
FOR LEASE
12,500 SQ. FT. FACILITY
8,000 SQ. FT. AVAILABLE
O'FALLON, MO

CALL FOR PRICING

SITE IMPROVEMENTS

- Building and office finish to your specification.
- Heavy industrial park.
- 12,500 sq. ft. pre-engineered metal building.
- **8,000 sq. ft. available.**
- Building size 50' x 250'.
- **80' x 100' available.**
- 26 ft. eave height, single slope, clear span.
- Lot size 2.13 acres.
- Approximately **15** parking spaces per unit.
- **Dock and drive-in doors available.**
- 6" Portland concrete car and truck parking.
- 120' concrete truck turnaround.

INTERIOR IMPROVEMENTS

- 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. In-house electricians available for machine wiring.
- 48" exhaust fans.
- 4" roof and wall insulation.

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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