

FOR SALE

71,000± Sq Ft. Manufacturing/Warehouse Building





1 Lami Industrial Drive St. Peters, MO 63304

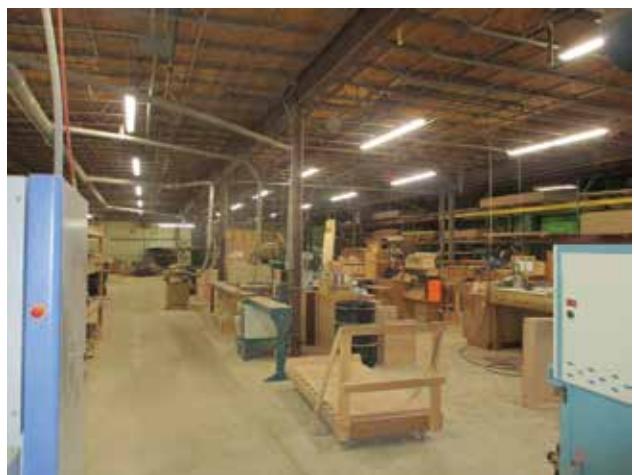
**Sale Price: \$4,800,000.00
(\$67.61/Sq.Ft.)**

Contact: Patrick T. McKay
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Contact: Buddy Chalfant
hchalfant@hillikercorp.com

- 71,000± Manufacturing/Warehouse Building
- 7.14± Acre Site
- Fenced and Gated Facility
- 4,500± Sq. Ft. Office Space
 - Reception Area
 - Private Offices
 - Open Workstation Area
 - Large Kitchen/Breakroom
- 9 Loading Dock Positions (6 w/seals)
- 3 Drive-In Doors
- 2 Loading Platforms
- Heavy 3-Phase 2400 Amp Electric
- Ceiling Heights: 20-26' Clear
- 8 Year Old Roof (2017)
- Private Cul-de-Sac Location
- On Hwy 364 Service Road
- 3 Miles from I-70 Interchange
- 7 Miles from I-64 Interchange

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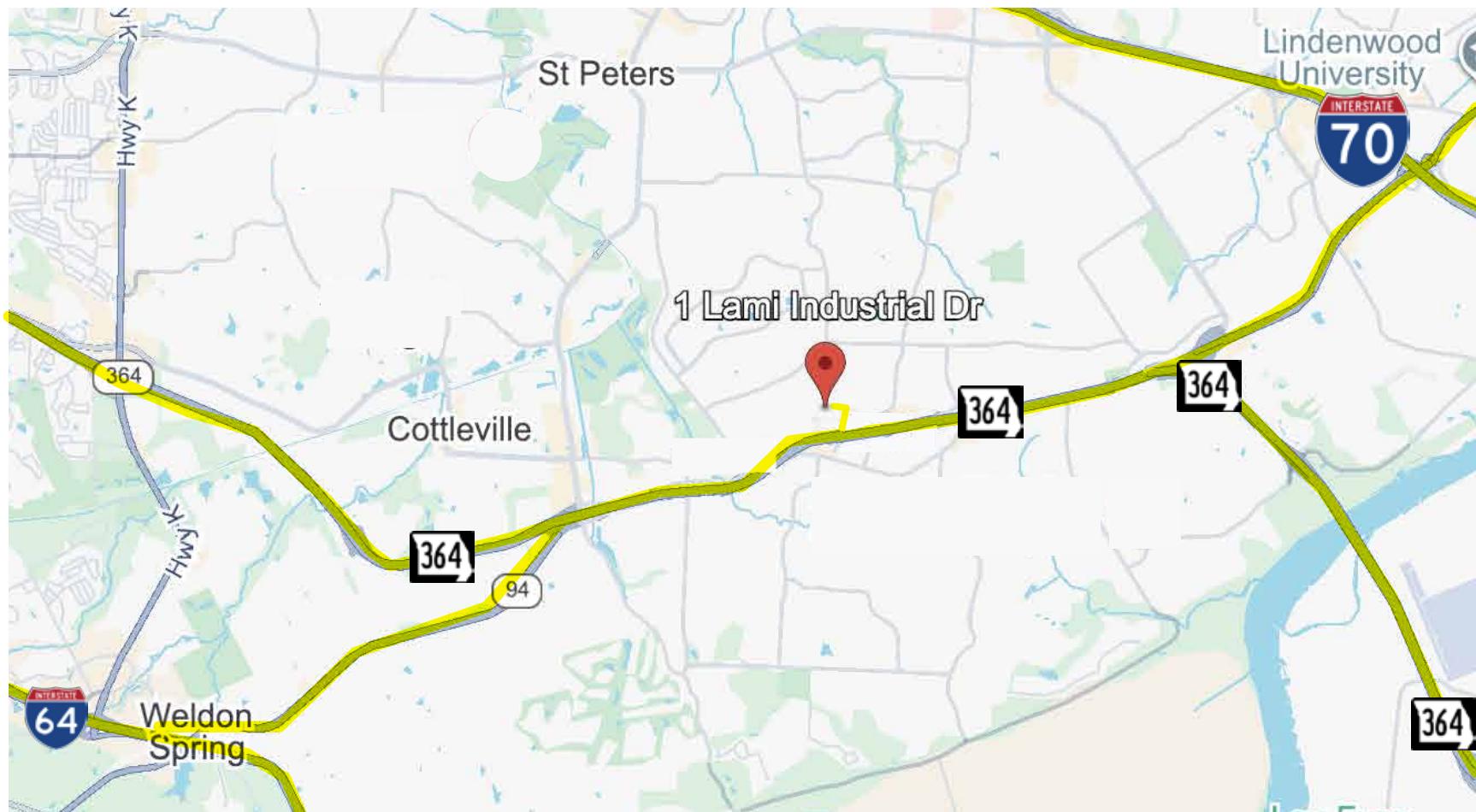


Hilliker Corporation | www.hillikercorp.com | 314-781-0001
1401 S. Brentwood Blvd. Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

Individual Membership in the Society of Industrial and Office Realtors.  SIOR

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