



# SALE OR LEASE

## 210,000 SF Office/Manufacturing Facility



**1720 Sublette Ave**

St. Louis, MO 63110

Sale Price

**\$11,950,000**

12.275 Acre Site

Features:

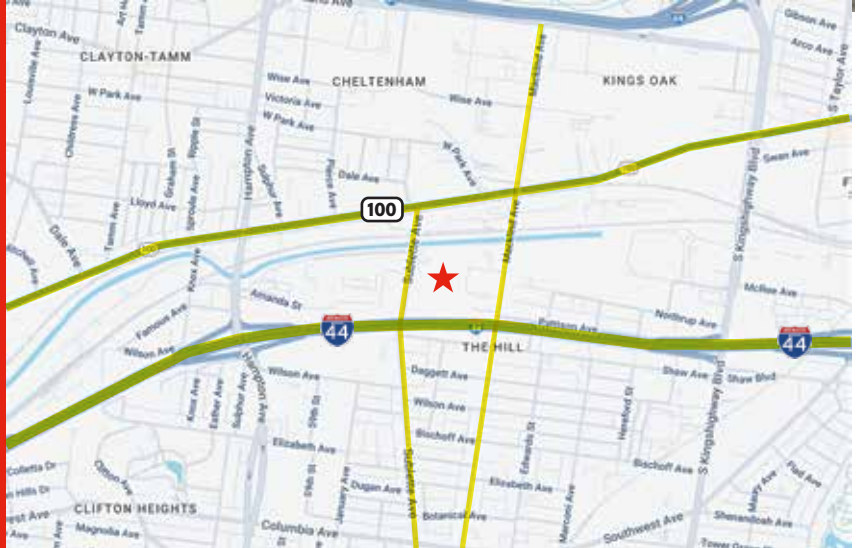
- 20,000± SF Office
- 6 Docks & Loading Platform & Drive-In
- 445 Parking Spaces
- 5,000 APM Power (208 & 440 volt)
- 30,000± SF A/C Production Area
- 14'-16' Ceiling Height
- New TPO Roof 2024 w/Warranty
- Zoned K Industrial (Unrestricted)

Lease Rate:

**\$3.95 SF/NNN** entire building  
or

**\$4.45 SF/NNN** smaller portion

**PRICE  
REDUCED!**



Contact: **Hal C. Ball, SIOR**  
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314-781-0001

**Buddy Chalfant**  
hchalfant@hillikercorp.com  
314-954-6068

Hilliker Corporation | 1401 S Brentwood Blvd, Suite 650 | St. Louis, MO 63144  
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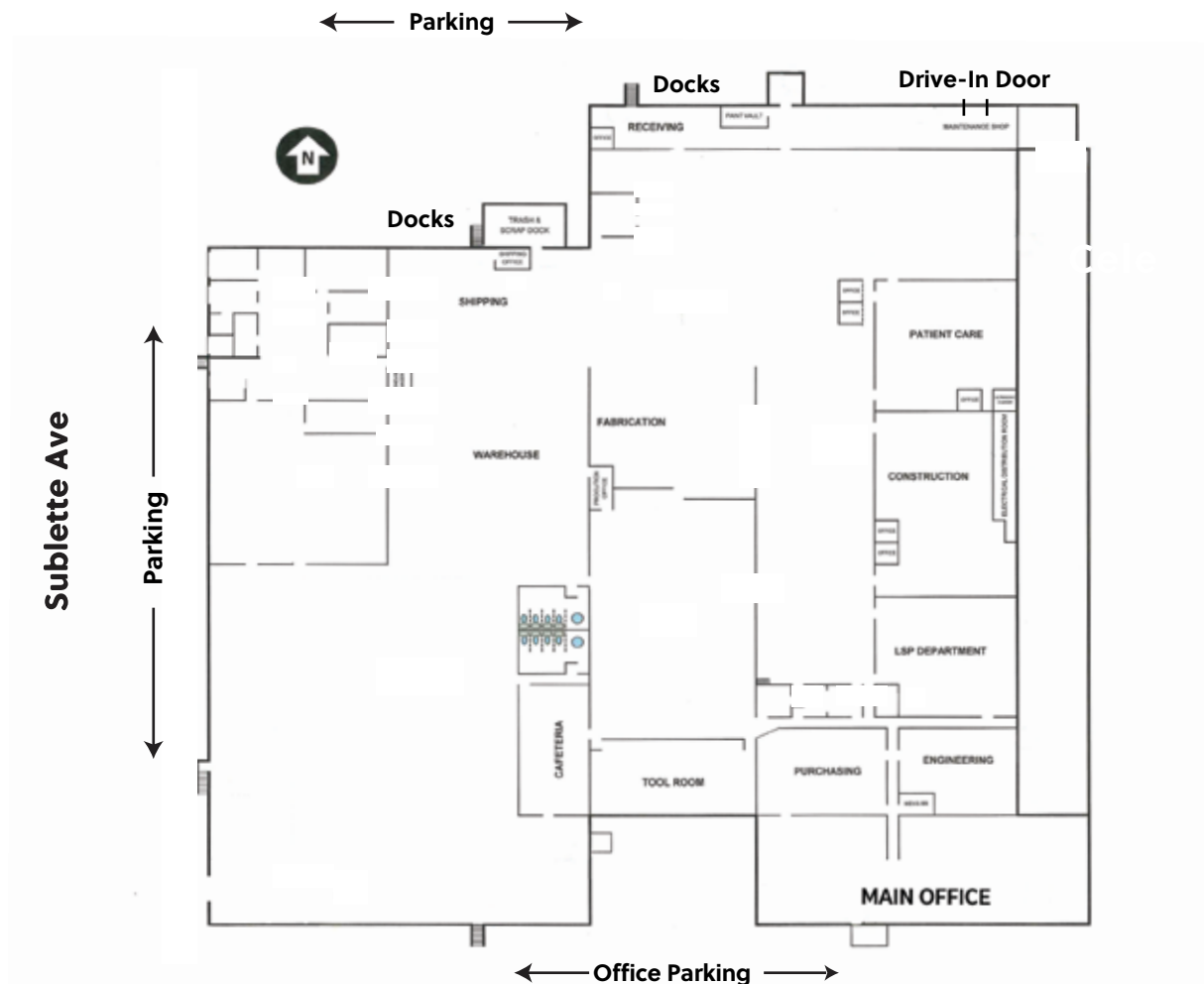
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