

**For Sale or Lease**

**242,000± Sq. Ft. Office/Manufacturing Facility**

1720 Sublette Ave.  
St. Louis, MO 63110



[hillikercorp.com](http://hillikercorp.com)



## Building on 10.3 Acres

- Former Allied Health Care Facility
- 20,000 Sq. Ft. Office
- 40,000 A/C Production Area
- 30,000 2nd Level Training Lab and Storage Areas.
- Floor Drains Throughout
- Fully Wet Sprinklered
- 6 Docks and Loading Platform
- 1 Drive-In
- 14' & 16' Clear Ceilings
- Heavy Power (5,000 amps)
- New TPO Membrane Roof - 2024
- 224 Car Parking - Excellent Highway Visibility
- Original Building Built in 1965
- Additions in 1989 & 1994

## 2 Extra Lots

- Lot 2 38,647 Sq. Ft. 0.88 acre
- Lot 3 45,363 Sq. Ft. 1.04 acre

*(currently used as 200 additional parking spaces)*

**Sale Price (Building on 10.3± Acres)**  
**\$13,550,000 (\$56/PSF)**

**Lease Rate:**  
**\$3.95 Sq. Ft./NNN**

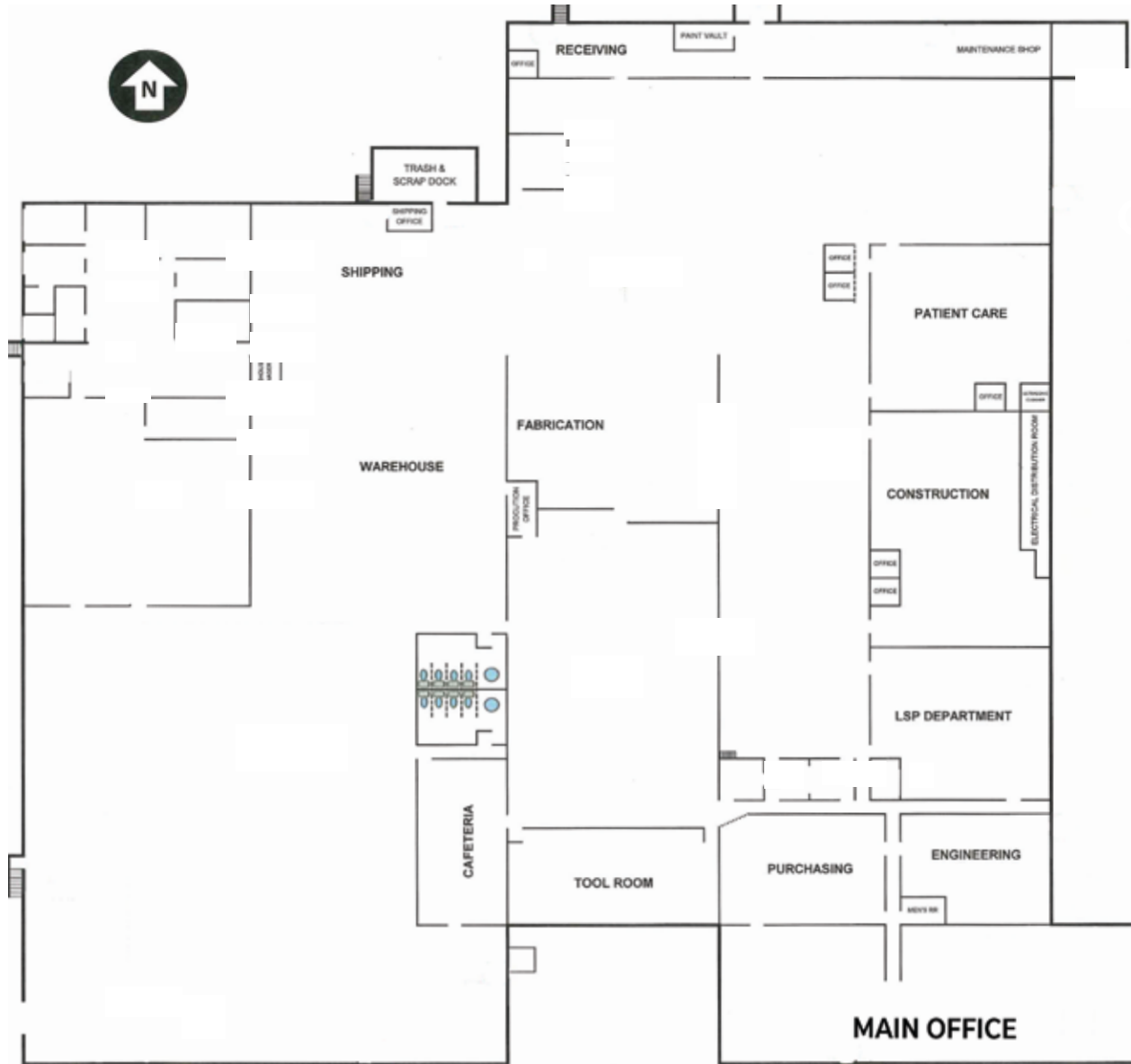
**Sale Price (Lots 2 & 3)**  
**\$752,716 (\$9/PSF)**

*(over for survey w/lots)*

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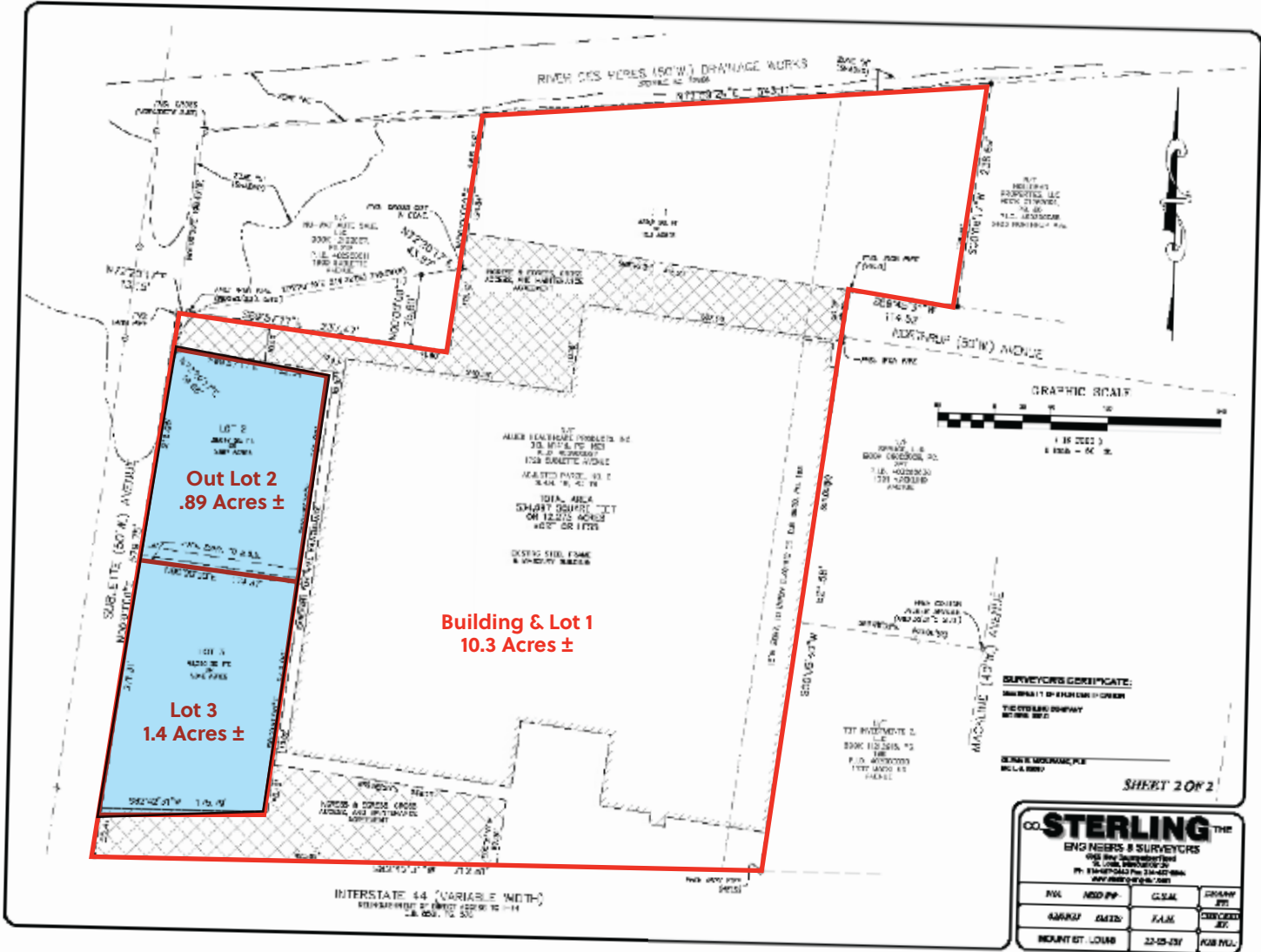
Sublette Ave



Office Parking

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Individual Membership in the Society of Industrial and Office Realtors.



## Contact

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