

FOR SALE

133,615 SF INDUSTRIAL
OFFICE/WAREHOUSE

865 HOFF ROAD, O'FALLON, MO 63366



OWNER-OCCUPIER OPPORTUNITY IN THRIVING ST. CHARLES COUNTY
SUBMARKET, WITH ACCESS TO PRIME LABOR POOL FOR ST. LOUIS, MO MSA

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HIGHLIGHTS

PROPERTY INFORMATION

- Land size: 6.24 AC
- Office: 11,400 SF (combined)
- Parking: 112 car spaces
- Docks: 12 docks
- Loading: 2 drive-ins
- Clear height: 21' to 25' clear height



Building size
133,615 SF

Year built
1988

Sale price
\$10,850,000



865 HOFF ROAD





FRONT OFFICE



WAREHOUSE



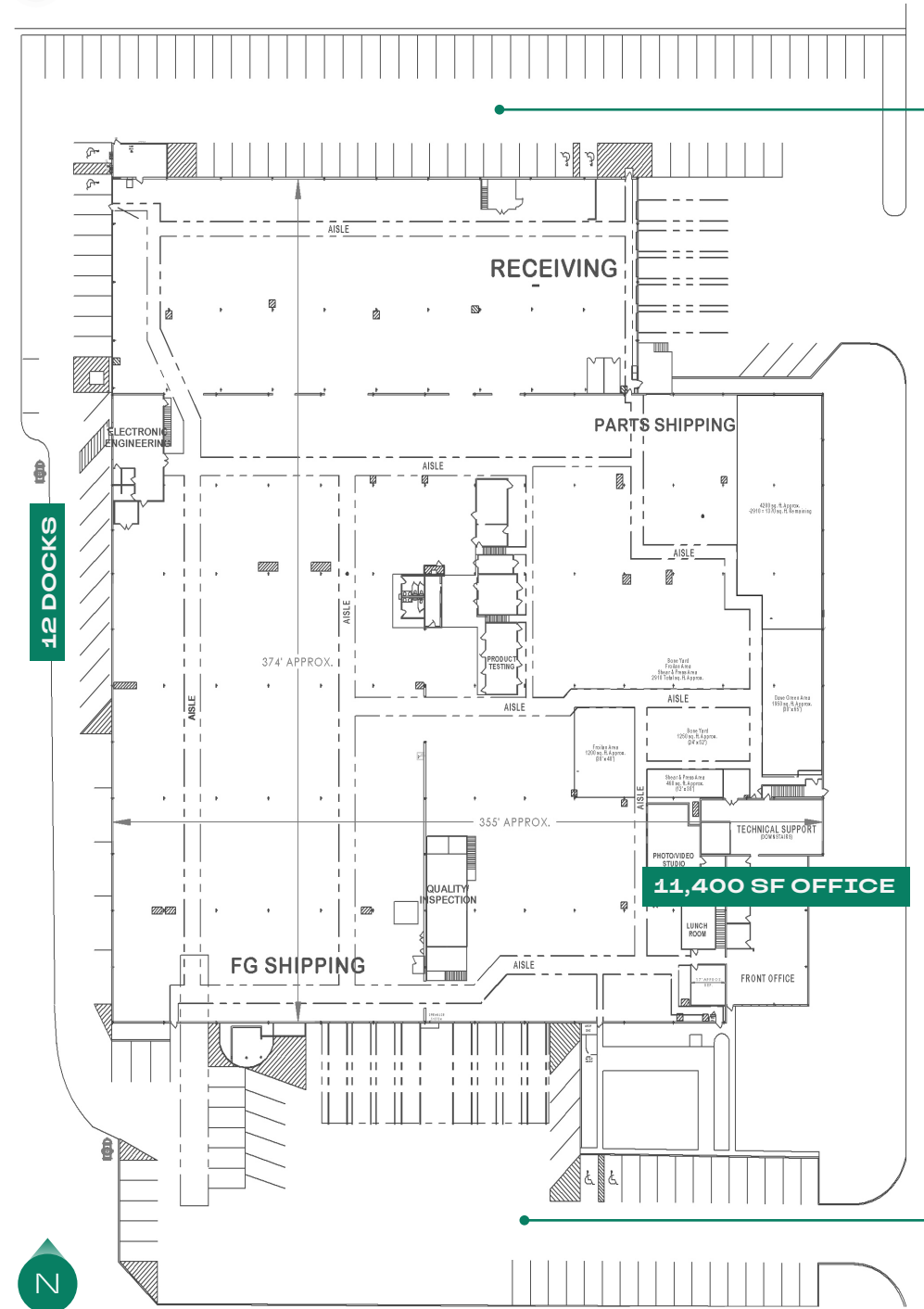
LUNCH ROOM



WORKSTATIONS

BUILDING/ SITE PLAN

FLOOR PLAN



112 CAR SPACES

11,400 SF OFFICE

12 DOCKS

LOCATION

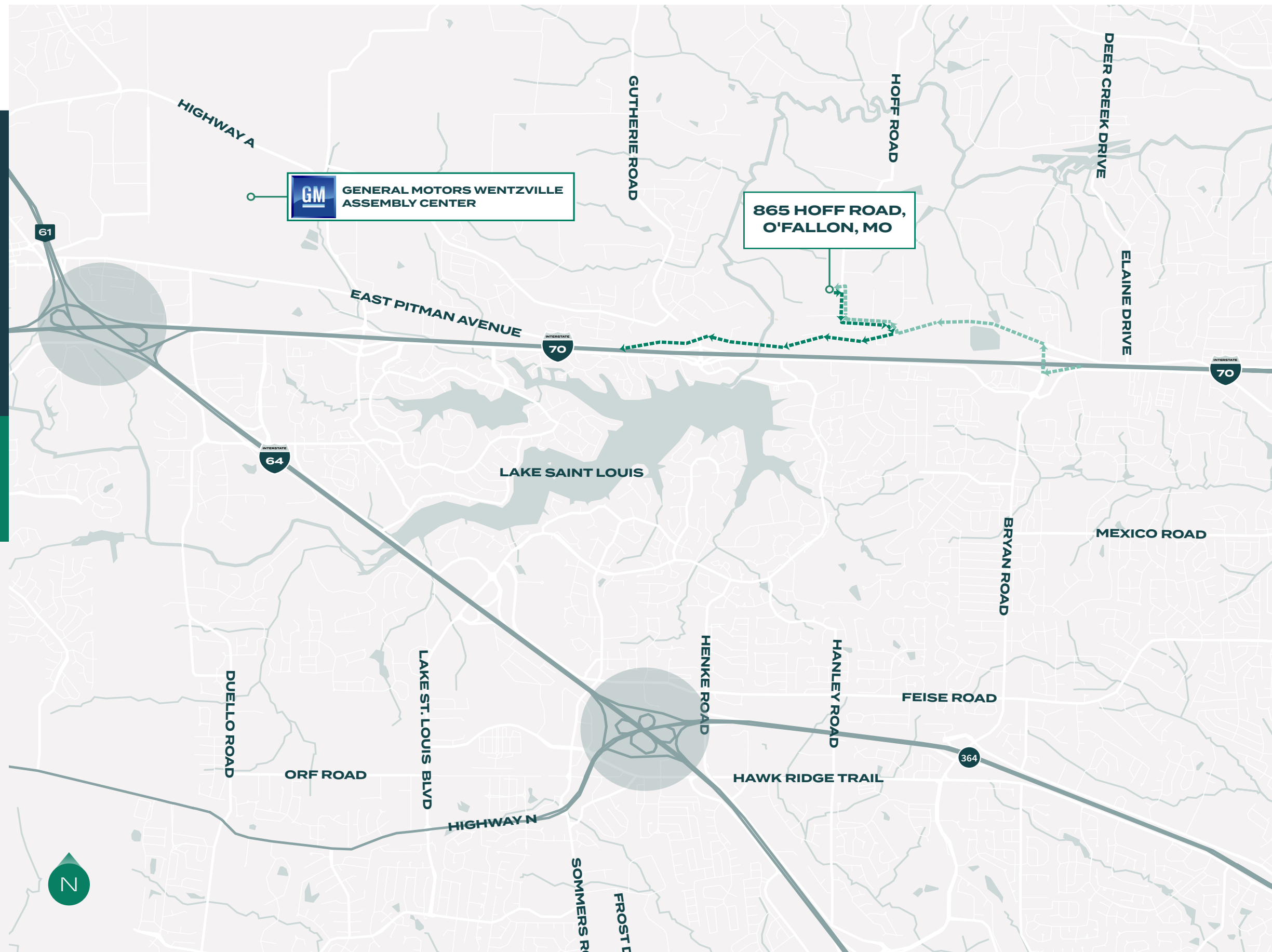
Prime Midwest Location Advantage

- Located in the heart of the St. Louis MSA's fastest-growing industrial corridor
- **30 minutes** to Lambert-St. Louis International Airport and multimodal facilities
- Within the St. Charles County industrial hub

DIRECT ACCESS TO MAJOR TRANSPORTATION ARTERIES I-70, I-64, AND HIGHWAY 61

MANUFACTURING & LOGISTICS HUB

- Located within prime labor pool for St. Louis, MO MSA
- Access to **54%** of U.S. population within a 300-mile radius
- Close proximity to **GM Wentzville assembly plant** and other major manufacturing demand drivers



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