

# FOR LEASE

3,786± Flex / Office Space  
on 2.76 Acre Lot

3280 McKibbon Rd.  
St. John, MO 63114



**For Lease**

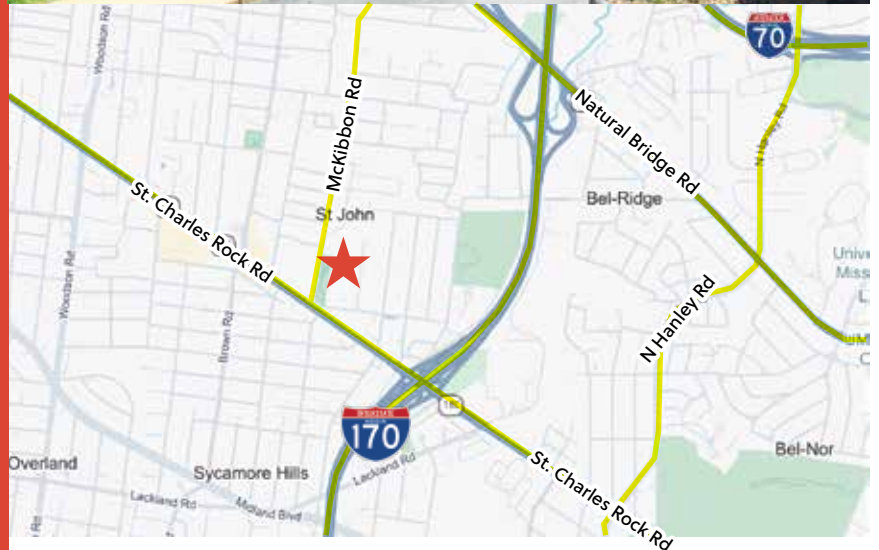
Lease Rate:

**\$10.95/SF, MG**  
(\$3,470/mo)

- Subterranean Facility with many Potential Uses: Contractor Space, Office, Lab, Data Center, Government Contractor & More
- 2.76 Acre Lot
- Fenced, Gated, Lighting, & Cameras
- 3 Phase Power
- Raised Flooring
- Kitchenette & 2 Bathrooms

## Contact

Jake Shepley  
jshepley@hillikercorp.com  
314-781-0001



Hilliker Corporation | [www.hillikercorp.com](http://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.

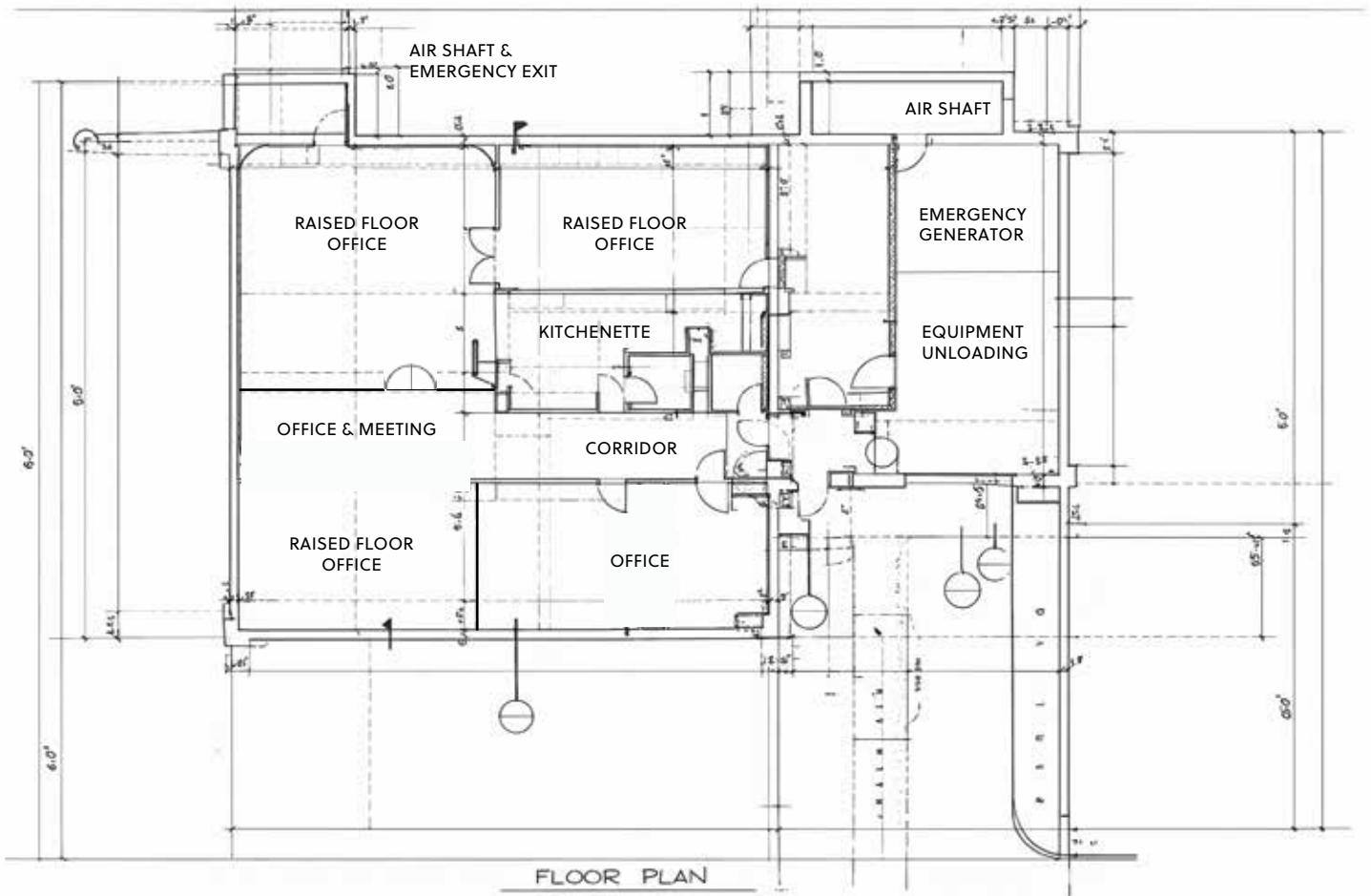
Individual Membership in the Society of Industrial and Office Realtors.



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all gated and fenced

