

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:	25' clear height

Building size
133,615 SF

Year built
1988

Sale price
\$10,450,000



865 HOFF ROAD





FRONT OFFICE



WAREHOUSE



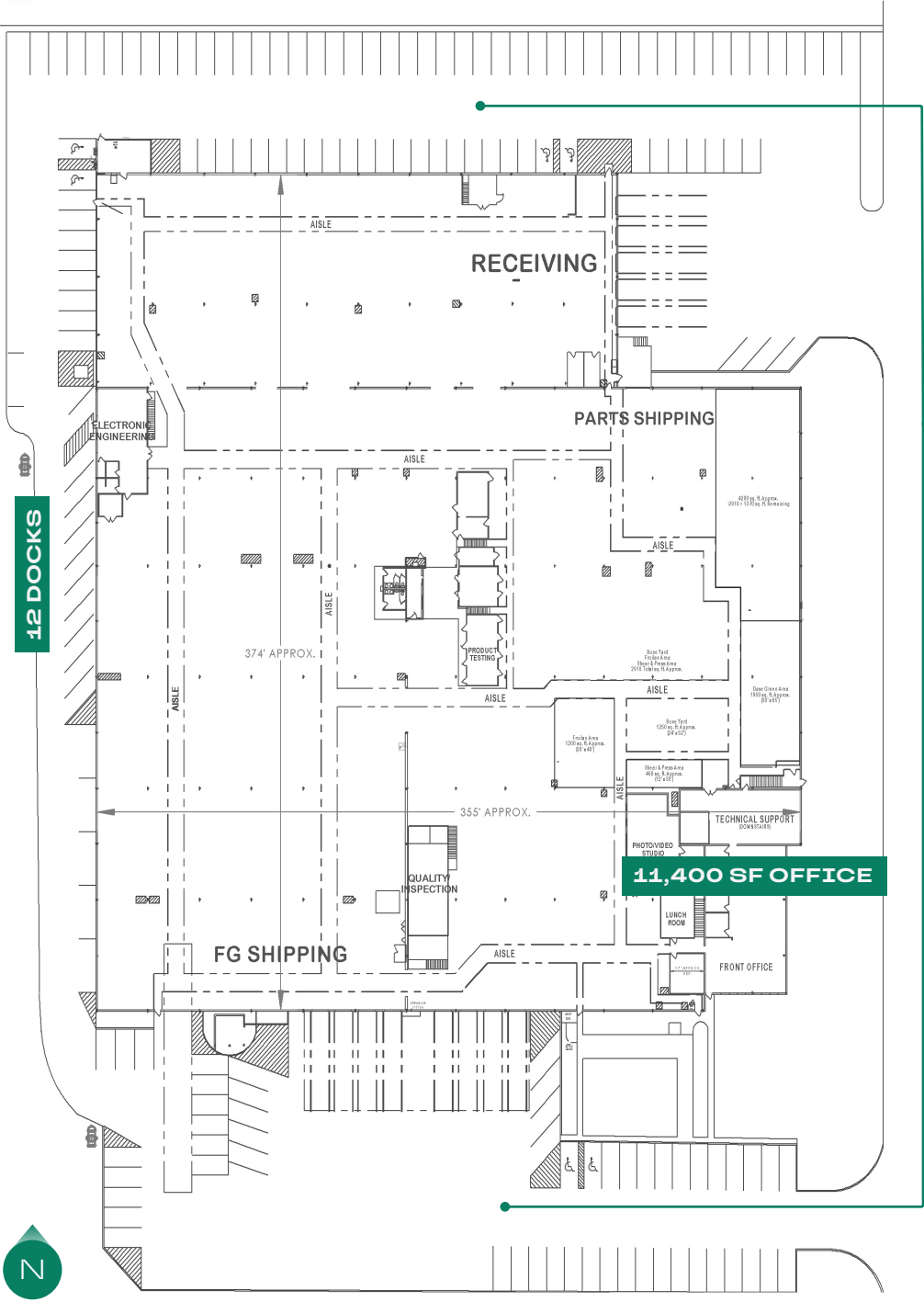
LUNCH ROOM



WORKSTATIONS

BUILDING/ SITE PLAN

FLOOR PLAN



112 CAR SPACES

11,400 SF OFFICE



LOCATION

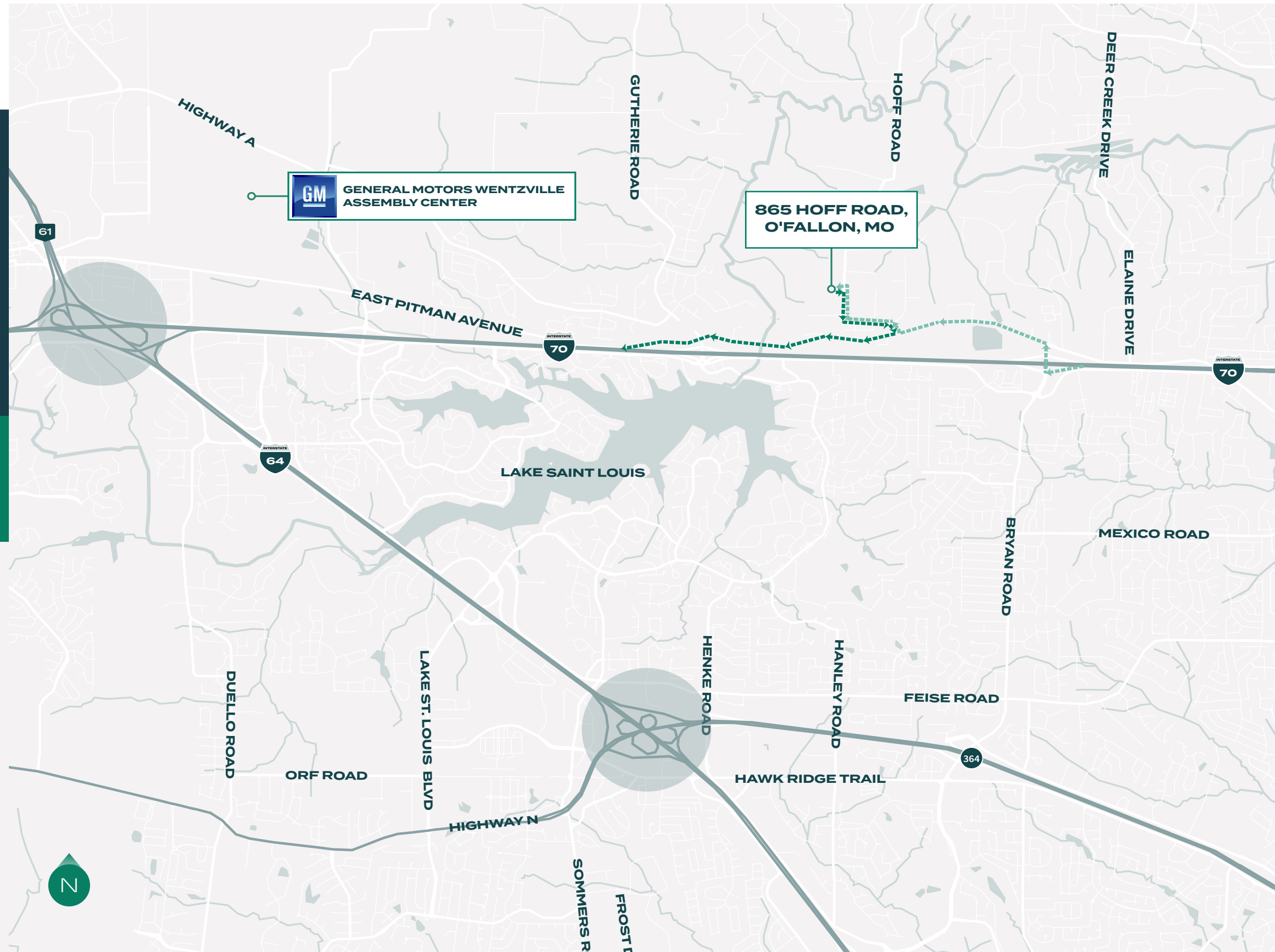
Prime Midwest Location Advantage

- 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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