

# 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



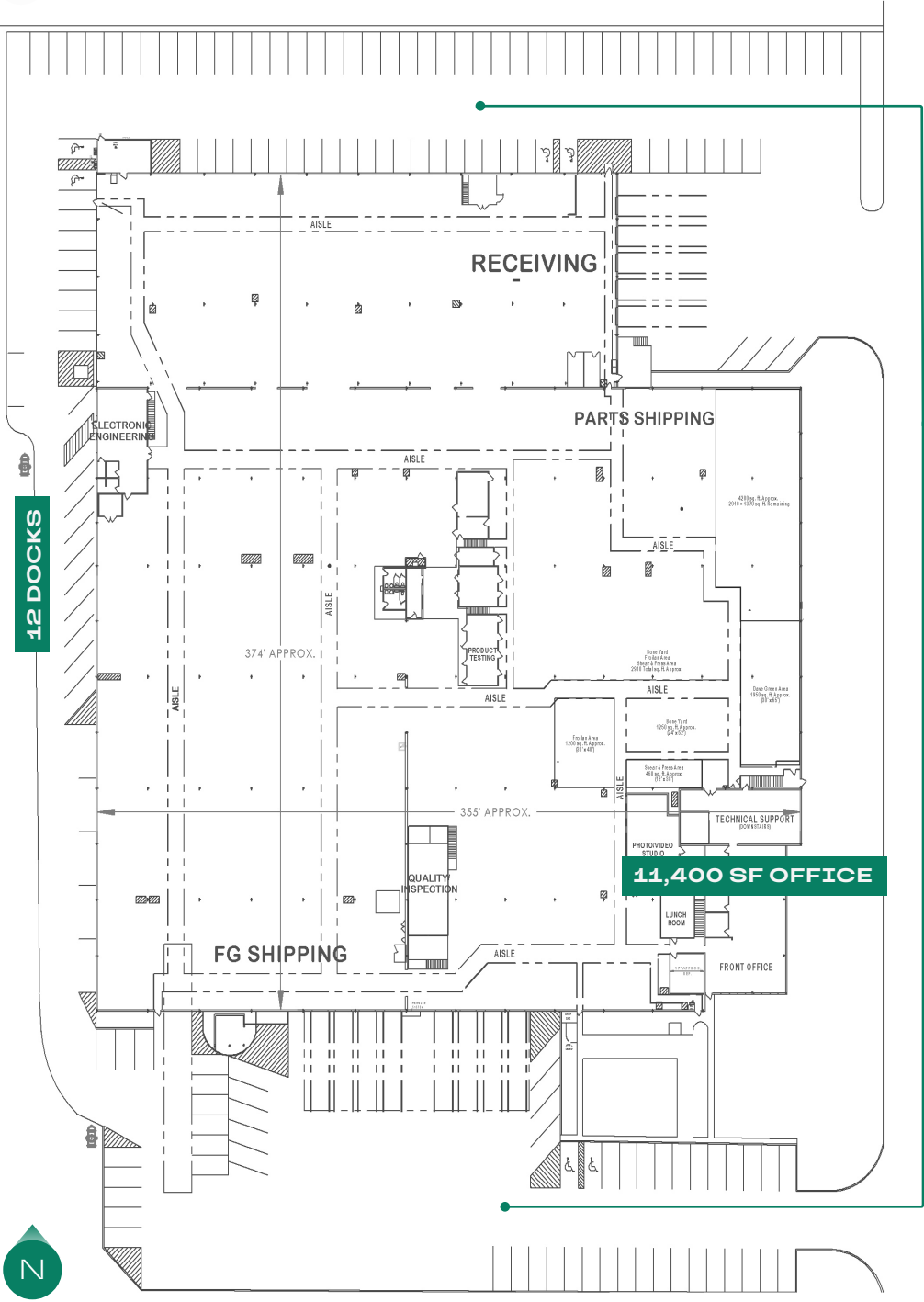
LUNCH ROOM



WORKSTATIONS

# BUILDING/ SITE PLAN

## FLOOR PLAN



112 CAR SPACES

11,400 SF OFFICE



# LOCATION

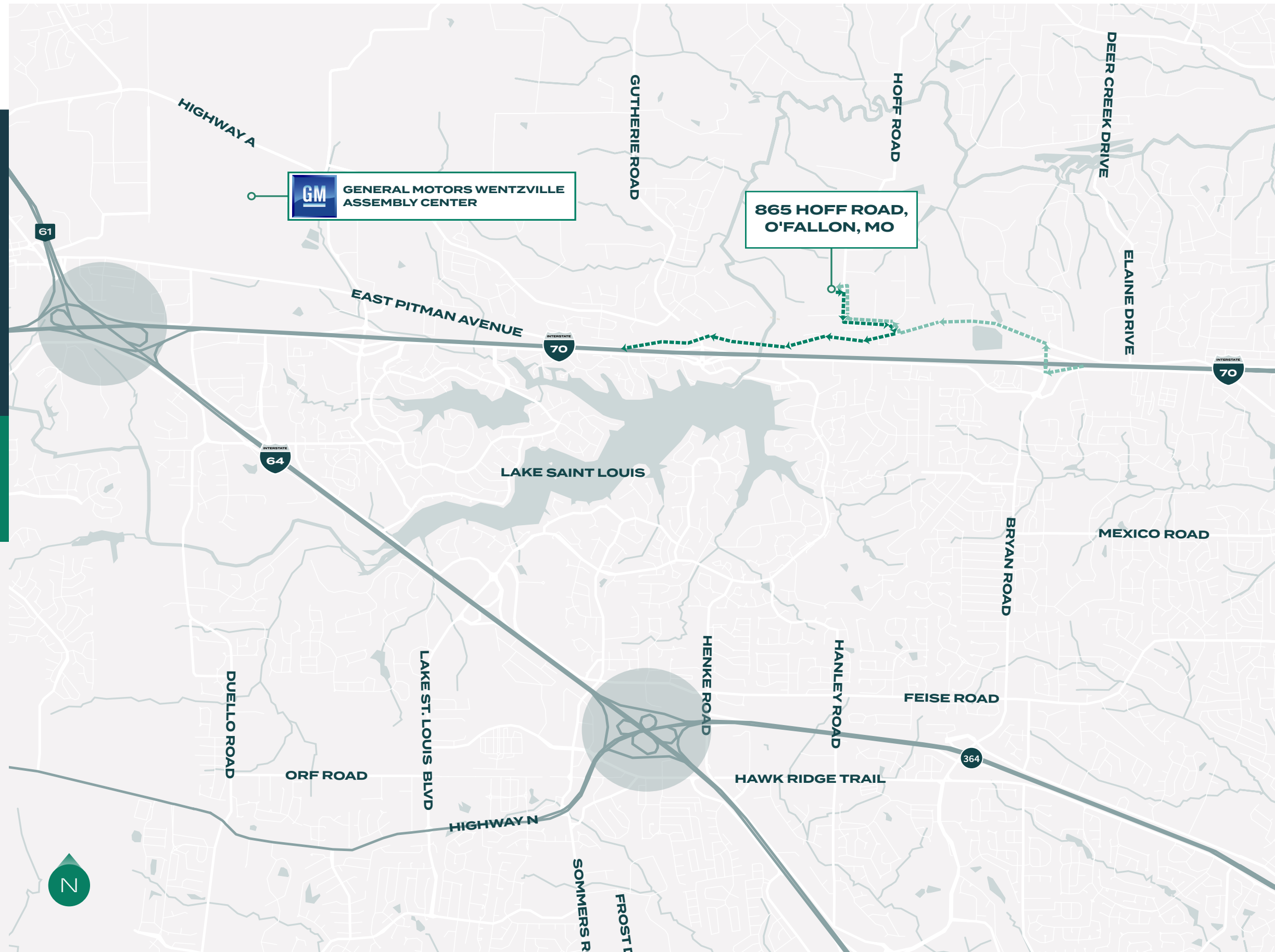
## Prime Midwest Location Advantage

- 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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