

FOR SALE

INDUSTRIAL INVESTMENT

100,000± SQ. FT.



1000 INDEPENDENCE DRIVE

WEST SULLIVAN, MO 63080

(ON I-44, 50 MILES WEST OF ST. LOUIS)

- Has Always Been 100% Leased
- Two Tenants (40,000 Sq. Ft. and 60,000 Sq. Ft.)
- Twelve (12) Docks and One (1) Drive-In Door
- Constructed in 1999 and 2003
- Ceiling Height: 20' At Eave & 23 ½' at Center (18' – 19' Clear)
- 5.75± Acre Site
- 4,500± Sq. Ft. of Office & Break Rooms Distributed Among Three (3) Locations in the Building
- Located Near I-44 (Exit #225)

Sale Price: \$3,600,000.00

Contact: Scott E. Martin

HILLIKER

HILLIKER CORPORATION

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