

FOR SALE OR LEASE

18,000± SQ. FT. OFFICE/WAREHOUSE

PRICE REDUCED



**1495 EAST PEARCE BOULEVARD
WENTZVILLE, MO 63385**

(PPG INDUSTRIES FACILITY)

- 4,800± Sq. Ft. Office / Wet Lab Space
- Additional 4,000± Sq. Ft. on 2nd Level
- **3.40 Acre Site, Possible Expansion**
- Three (3) Dock High Doors (with Levelers & Seals)
- One (1) Drive-In (12'x14')
- 21' Clear Ceiling Height- Warehouse
- 1,200 AMP Electric Service
- Three (3) 10,000 lb Floor Scales
- Fully Sprinklered
- Constructed in 1987
- Excellent Interstate Access to I-70 & 40/61
- **Extremely Clean Facility**

Sale Price: ~~\$1,195,000.00~~ **Reduced Sale Price: \$995,000.00**

Lease Rate: ~~\$5.95 Per Sq. Ft., NNN~~ **Reduced Lease Rate: \$4.95 Per Sq. Ft., NNN**

Contact: Patrick T. McKay

HILLIKER

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