

FOR SALE OR LEASE

63,540± SQ. FT. OFFICE/MANUFACTURING/WAREHOUSE

\$20,000 Broker Bonus
for Sale Contract or 3+ yr Lease
By 12/31/10

Up to 90%
Owner Financing
Available

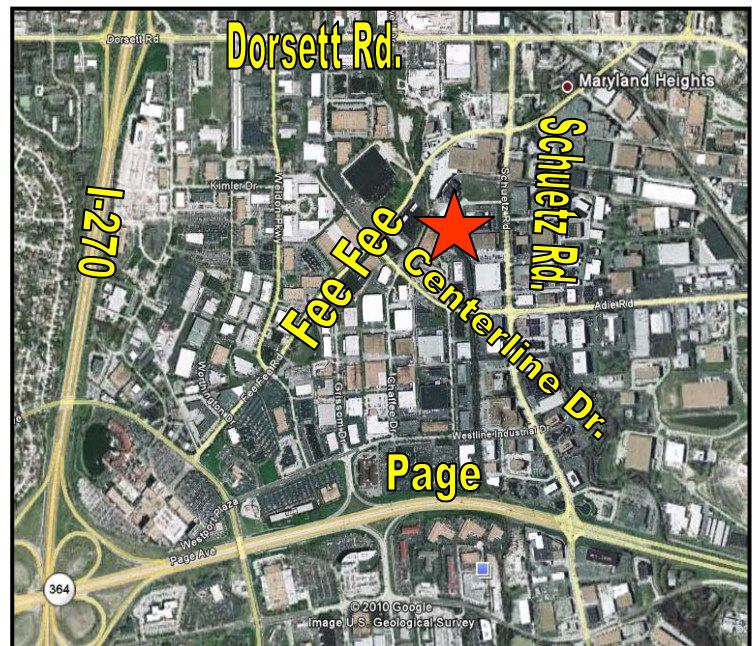


2465 CENTERLINE INDUSTRIAL DR. MARYLAND HEIGHTS, MO 63043

- 4.25± Acre Site
- Attractive Updated Facility
- 30% Office Finish
- Air Conditioned Production Area
- 20' Clear Ceilings
- Heavy Power
(Including 1600 Amps of 480 Volt)
- Eight (8) Truck Docks

Lease Rate: \$4.95 Per Sq. Ft., NNN

Sale Price: \$2,950,000.00



Contact: Hal C. Ball, SIOR or James Newman

HILLIKER

HILLIKER CORPORATION

2001 SOUTH HANLEY ROAD
SUITE 300 • ST. LOUIS, MO 63144

(314) 781-0001

Commercial • Industrial • Investment
Real Estate Services

