

FOR LEASE OR SALE

16,000± SQ. FT. OFFICE/LIGHT MANUFACTURING



36-44 KIRKHAM INDUSTRIAL DRIVE WEBSTER GROVES, MO 63119

- 4,300 Square Foot Office (27%)
- 14' Clear Ceiling
- 100% Air Conditioned
- Two (2) Docks / Two (2) Drive-In Doors
- .83 Acres
- Zoned "E" Industrial
- Heavy Electric

For Lease: ~~\$6.95 Per Sq. Ft., Modified Gross~~

Reduced Lease Rate: \$6.45 Per Sq. Ft., Modified Gross

For Sale: ~~\$880,000.00~~

Reduced Price: \$795,000.00 (49.69 Per Sq. Ft.)

Contact: Peter Newton or John H. Shepley

HILLIKER

HILLIKER CORPORATION

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