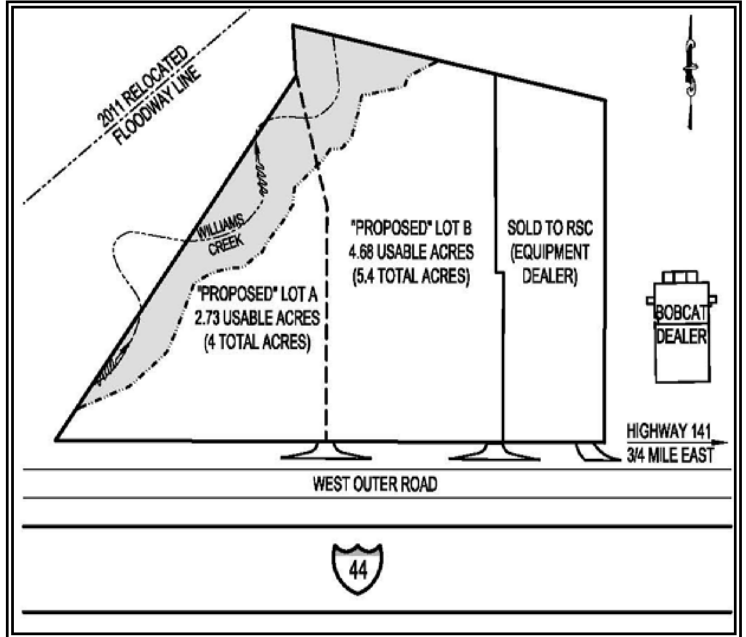


FOR SALE

1.5± TO 7.4± ACRE SITES FRONTING ON I-44



419 WEST OUTER ROAD (ST. LOUIS COUNTY, MISSOURI)

- 9.4± Acre Total Site with 7.4± Usable Graded & Ready to Build
- M-1 Zoning Allows for Outside Storage
- Highly Visible to I-44 (86,000+ Vehicles Per Day)
- 800'+ Frontage on West Outer Road
- Good Access to Highway 141 – I-44 Interchange

Sale Price: \$295,000.00 Per Usable Acre

Contact: Hal C. Ball, SIOR

HILLIKER

HILLIKER CORPORATION

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

(314) 781-0001

Commercial • Industrial • Investment
Real Estate Services

 Individual Membership in the Society
of Industrial and Office Realtors

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend Purchaser Investigate fully.