

FOR LEASE

79 HUBBLE DRIVE
O'FALLON, MO 63368

INTELICA CRE
COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

- Excellent for an office and/or industrial user
- 6,360 SF with 1 dock door
- 100' Truck Turning Radius
- 18' Ceiling Height
- 3 phase power
- Ample Parking: 66 surface spaces (6.00/1,000 SF parking ratio)
- Great Access to Hwy 40/64
- Fully Air Conditioned – vents replaced less than 3 years ago

FOR LEASE: \$7.25 PSF (NNN)



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AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)	DOCKS
108/109	\$7.25 SF/YR	6,332 SF	1

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