

1174 Mason Circle  
**PEVELY, MO 63070**

**PRIME INDUSTRIAL OPPORTUNITY IN ESTABLISHED I-55 PARK**



## LOCATION OVERVIEW

Located in the I-55 Business Park, Pevely, MO, about 30 minutes south of St. Louis and just 16 miles south of I-270 via I-55, this property is situated within the I-55 Industrial Park, which hosts many large manufacturers, including Jefferson County's new \$11.5 million Crime Lab directly across from this property. The I-55 Industrial Park is less than a mile from I-55, using US Highway 61-67, providing easy access to the site.

## PROPERTY HIGHLIGHTS

- 6400 SF Industrial Building - 80' x 80'
- 1-Acre Lot
- Heavy 480V Single and 3-Phase Power
- Two Large 14' x 14' Drive-in Doors
- Built in 2007
- Heavy Industrial Zoning I-2
- 10+ Inch Concrete Floors
- Minimum Office Space: 500+ SF
- Located in I-55 Industrial Park, Pevely, MO



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

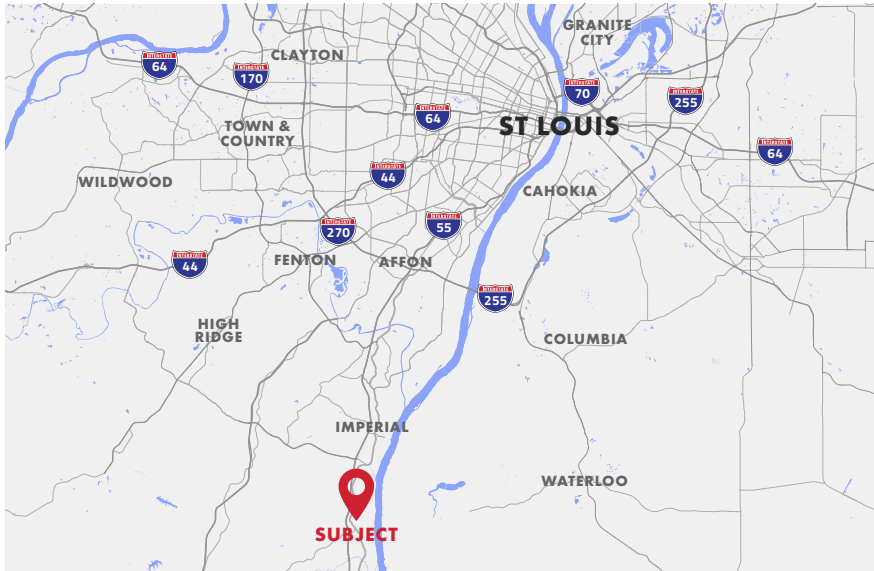
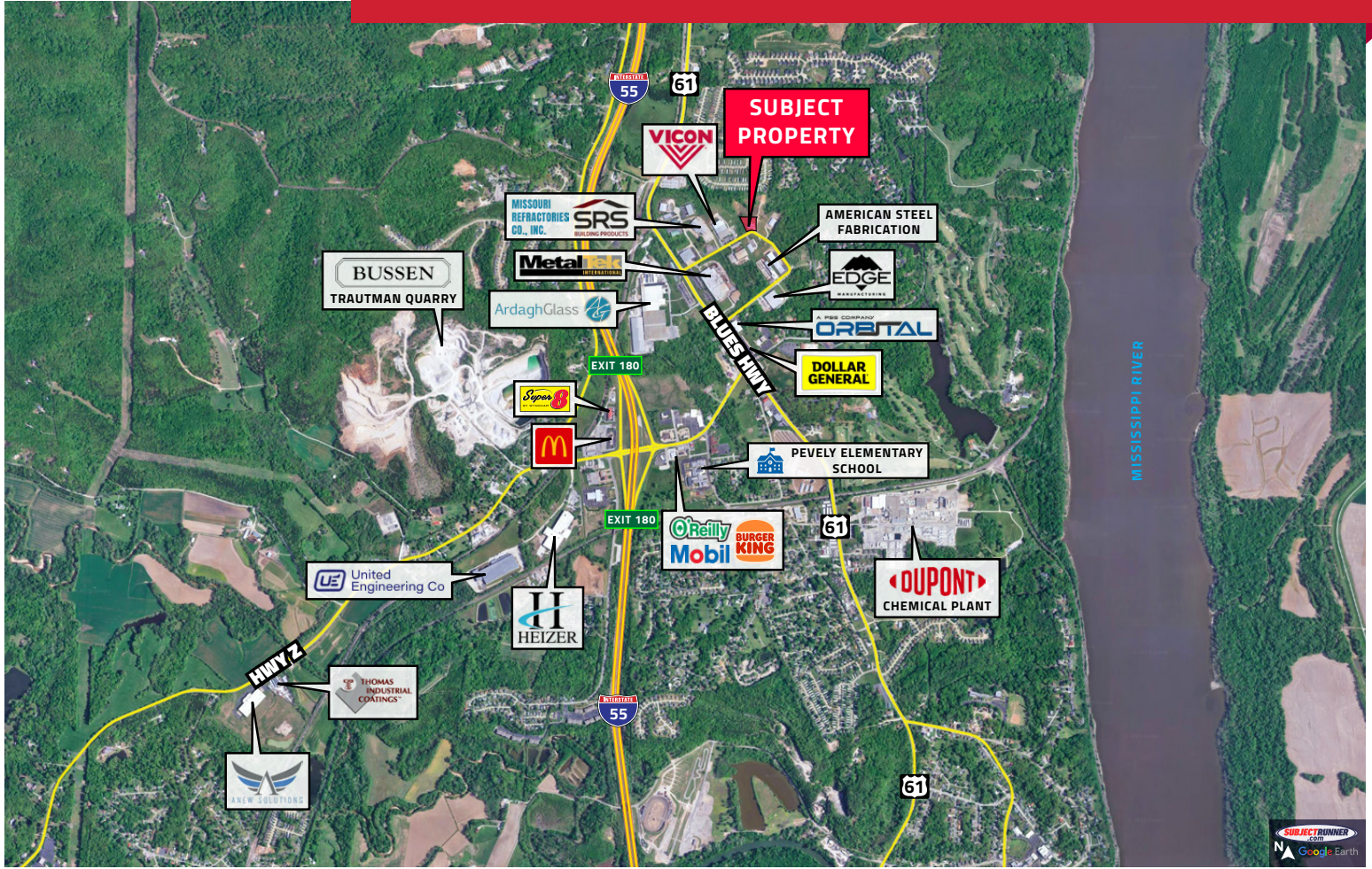
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## INTERIOR PHOTOS



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