

# For Sale or Lease

15,357± Sq. Ft. Office/Industrial

2301-5 Millpark Dr.  
Maryland Heights, MO 63034

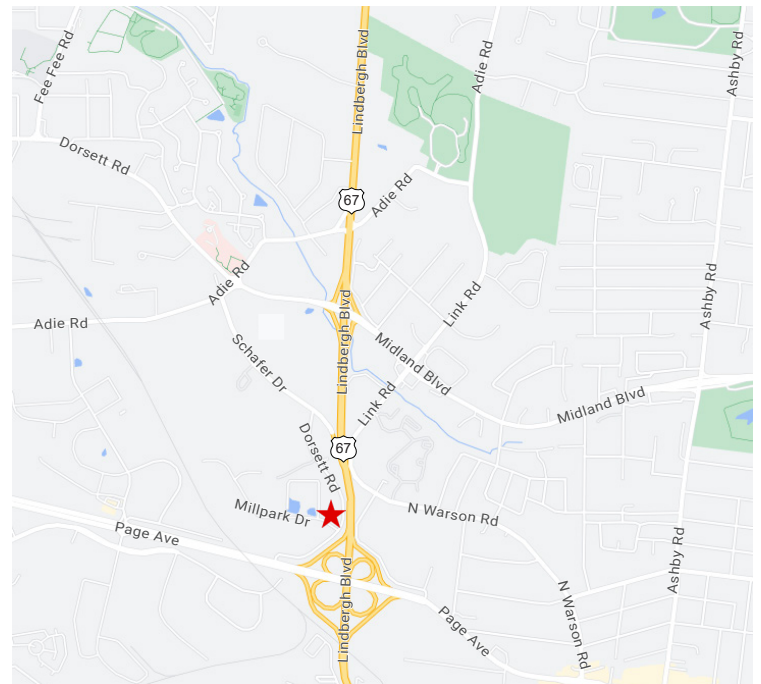


**For Sale: \$2,490,000 (\$162/Sq. Ft.)**  
**For Lease: \$9.75/Sq. Ft., NNN**

- 5,500± Sq. Ft. of Office (36%)
- 1.59± Acre Lot - Zoned M-1
- Heavy Electric with 3-Phase
- 16' Clear Ceiling
- 1 Dock + 1 Ramped Drive-In
- Great Visibility

**Pictures and Floor Plan on Back**

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Office Industrial Retail Institutional Investment Management



Commercial Real Estate  
1401 S. Brentwood Blvd.  
Suite 650  
St. Louis, MO 63144  
www.hillikercorp.com

**314 781 0001**

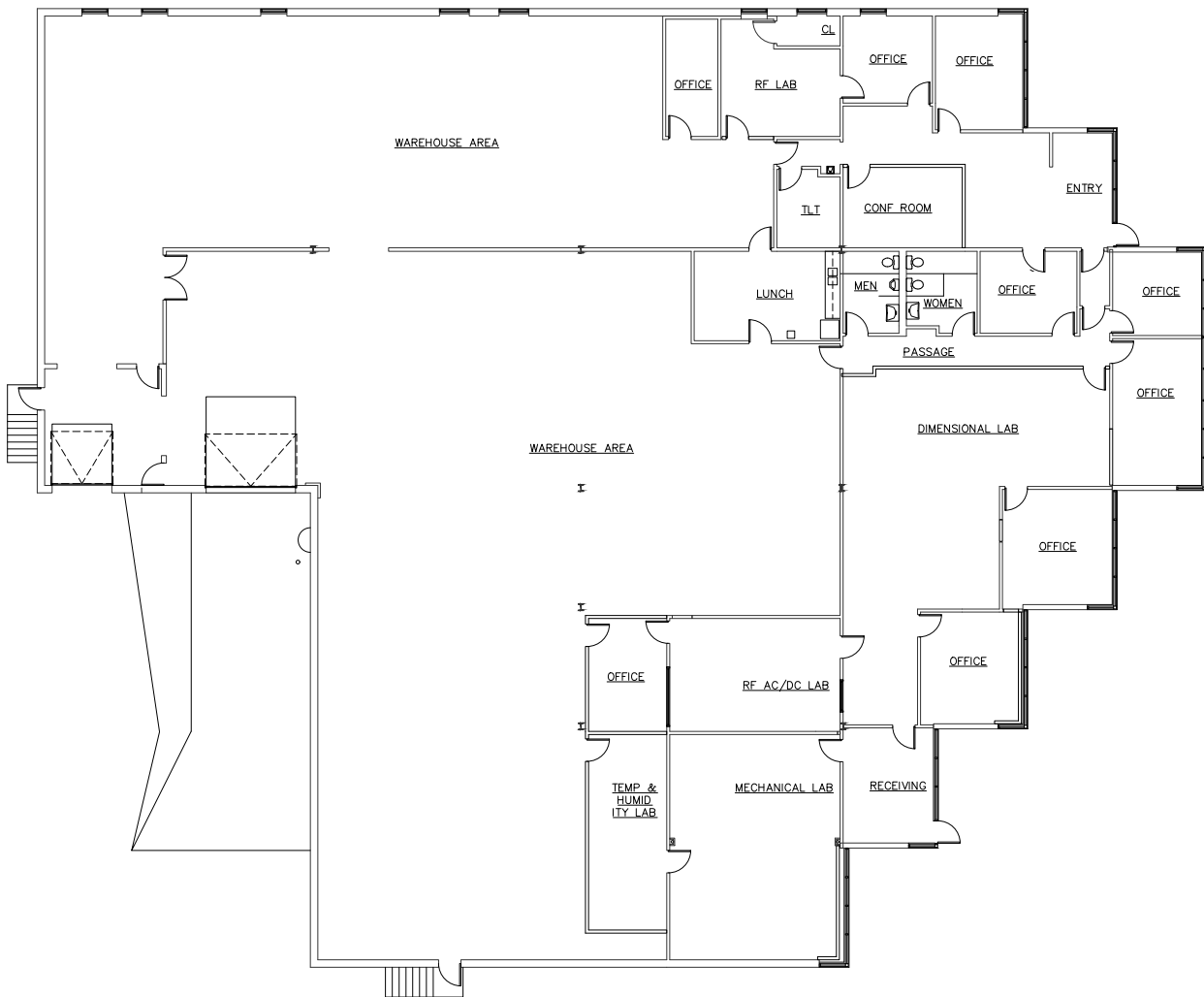


Individual Membership in the Society of  
Industrial and Office Realtors

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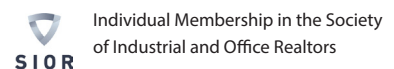


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