

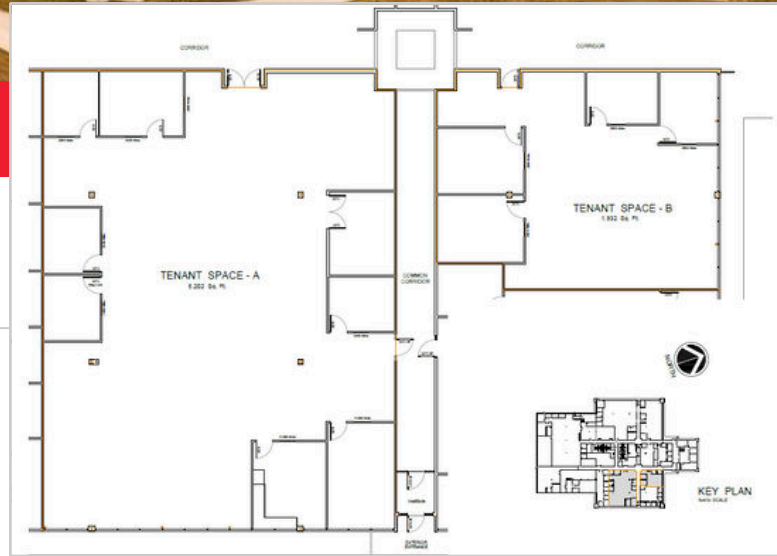
NOW LEASING



📍 MOBERLY, MO

1961 Hirst Drive

- Class A office space available within the 66,300 SF Hirst Drive Center. A 5,200 SF space and a 1,900 SF space are available for lease.
- Building is located within Heights Business Park. Easy access off of 4-lane Highway 63, at the Route M exit. 30 miles to Interstate 70 via 4-lane Highway 63.
- Gross lease amount includes landscaping, snow removal, taxes, building insurance and all utilities.
- Available space can be remodeled to suit exact tenant needs
- Building equipped with fiber optic hub and emergency generator



- Multi-tenant building with shared parking lot. Parking lot consists of 274 spaces and is expandable.
- Maintenance services from local staff available to tenants. After hours security provided.
- Tenants have access to data center hosting services, backup and replication, IT security and more.



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