

LIBERTY INDUSTRIAL PARK  
FOR LEASE  
5,000 SQ. FT. FACILITY  
OUT OF A 15,000 SQ. FT. FACILITY  
1039 LIBERTY INDUSTRIAL DR.  
O'FALLON, MO

**5,000 SQ. FT. AVAILABLE**



**UNDER ROOF  
READY FOR OFFICE FINISH**

**SITE IMPROVEMENTS**

- Metal building fully insulated.
- 5,000 sq. ft. Ceco steel building with 20 yr. Standard warranty.
- This is a three-unit building.
- Building size 100 x 142.
- 22 ft. eave height.
- Lot size 231 x 216.
- Total of 16 parking spaces for building/office.
- 1 drive-in door total for building.
- Good industrial neighbors.

**IMPROVEMENTS (YOUR SIDE)**

- 4 employee/customer parking spaces in front.
- Truck or car parking in rear.
- 1 drive-in door.
- 10% office finish.
- 1" domestic line with backflow prevention.
- 8" fire line.
- Fire sprinkler throughout.
- 3 ton air in office with 150,000 BTU hanging gas furnace in warehouse space.
- 400-watt wall pack exterior lighting.
- 3 phase 400-amp electric service in each unit.
- Lease rate \$2,500 per month.

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