

FOR LEASE
40,000 SQ. FT.
213 COOL SPRINGS RD.
O'FALLON, MO
\$4.50 nnn



- 40,000 sq. ft. office warehouse includes:
- 3,290 sq. ft. office.
- 2,000 sq. ft. deck for storage.
- Steel insulated dock and drive-in doors. Excellent dock access.
- 800 amps three phase electric – 120/208 volt.
- 12 x 14 drive-in door, good dock area.
- 4" fiberglass insulation with vinyl backing, 20-year steel roof system, natural gas heat, and efficient 400 watt metal halide lighting.
- Exhaust and ceiling fans. 26 ft. eave height.
- Certified fire sprinkler system, high piled storage rated.
- Great industrial area. Neighbors include St. Charles City/County Library, Planet Tool, Quiktrip, J&S Tool, Beltmax, and Caliber Cast Stone.
- Labor available to install gas lines, air lines, and electrical needs for your manufacturing customer's specifications.

DIRECTIONS: Take Hwy. 70 West to new TR Hughes exit North, right on Public Works Drive, left on Cool Springs Road to property.

CONTACT:
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The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Broker or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.