

For Sale



For Lease

**READY TO GO
21 ELAINE DRIVE
O'FALLON, MO 63366
FOR SALE \$1,590,000**

**Owner holds \$160,000 second at 6%
3% commission to selling broker
\$4.50 nnn per sq. ft. (based on 30,000 sq. ft. footprint)**

- 30,000 sq. ft. facility
- 6,000 sq. ft. auxiliary building for outside covered storage
- 2,000 AMP 277/480 volt electric. Electric distribution is extensive with numerous sub panels and disconnects.
- Fully insulated steel building with panel liner.
- 3,000 sq. ft. office with built-in counters
- Four inch looped pneumatic system with numerous drops
- 2,000 sq. ft. deck over the office for storage
- Two dock high doors and two drive-in doors
- Drive through capability
- Portland concrete parking lot and truck area
- Available April 1, 2008

This is an ideal facility for a construction supply distribution center and sales office. It is ready to go and should accommodate most any occupant with minimal modifications.

DIRECTIONS: The facility is located one mile east of the I-70 Bryan Road exit in O'Fallon at North Central Industrial Park. Current business is ABC Supply Co.

CONTACT:

Bill Davis

OWNER • BUILDER

Wm. T. Davis • Broker

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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 investigations.