

**FOR LEASE
7,500 SQ. FT.
1015 LIBERTY INDUSTRIAL DR.
O'FALLON, MO 63366**



**OWNER/OCCUPANT
IMPROVEMENTS**

SITE IMPROVEMENTS:

- 15,000-sq. ft. Ceko steel building with 20 yr. standard warranty.
- This is a two-unit building with 7,500 sq. ft. per unit.
- Building size 100X150.
- 22' eave height.
- Lot size 231X216.
- 20-year standard warranty.
- Total of 16 parking spaces for entire building.
- 2 drive-in doors total for entire building.
- 2 dock doors total for entire building.
- \$4,100 per month, no extra charges.

- 7,500 sq. ft. available for owner/occupant.
- 2,500 sq. ft. office finish.
- 9-employee/customer parking spaces.
- 2 drive-in doors.
- 1 loading area.
- 1" domestic line with backflow prevention.
- 8" fire line.
- Fire sprinkler throughout.
- 5 ton air in each unit office with 250,000 BTU hanging gas furnace in warehouse space.
- 400-watt wall pack exterior lighting.
- 3 phase 400-amp electric service in each unit.

**CONTACT:
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