

LIBERTY INDUSTRIAL PARK
FOR SALE/LEASE
27,300 SQ. FT. FACILITY
LOT 1 LIBERTY INDUSTRIAL DR.
O'FALLON, MO

CALL FOR PRICING

OFFICE FINISH TO YOUR SPECIFICATION

SITE IMPROVEMENTS

- 27,300-sq. ft. Ceco steel building with 20-yr. Standard warranty.
- Building size 210 x 130.
- 24 ft. eave height.
- Lot size 1.5 acres.
- This is a three-unit building facing Hoff Road.
- 1000 Liberty Industrial Dr. – 9,100 sq. ft. sold
- 1004 Liberty Industrial Dr. – 9,750 sq. ft. unit available for lease or sale.
- 1008 Liberty Industrial Dr. – 8,450 sq. ft. unit available for lease or sale. **Sold**
- Approximately 8-10 parking spaces per unit.
- 1 drive-in door total per unit.
- 2 dock doors total per unit.

INTERIOR IMPROVEMENTS

- 10% office finish with 9' ceiling height.
- Standard carpet/tile in finished office.
- Pre-finished flush door units & trim.
- 1" domestic line with backflow prevention.
- Separate utilities.
- 8" fire line.
- Fire sprinkler throughout for hi-pile storage.
- 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.
- 48" exhaust fans, 1 per unit.
- 6" Portland exterior concrete.

Pre-owned facilities available for tour.

CONTACT:
BILL DAVIS/MARY JO EVERHART
WM. T. DAVIS – BROKER
2209 DROSTE RD.
ST. CHARLES, MO 63301
636-949-0680 Office
636-949-6706 Fax