

LIBERTY INDUSTRIAL PARK
6,600 SQ. FT. FACILITY
OUT OF A 15,000 SQ. FT. FACILITY
1031 LIBERTY INDUSTRIAL DR.
O'FALLON, MO
FOR LEASE - \$3,200/mo

6,600 SQ. FT. AVAILABLE



**UNDER ROOF
READY FOR OFFICE FINISH**

SITE IMPROVEMENTS

- Metal building fully insulated.
- 15,000 sq. ft. Nucor 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 + 2 dock doors.
- Good industrial neighbors.

IMPROVEMENTS (YOUR SIDE)

- 6 employee/customer parking spaces in front.
- Truck or car parking on side.
- Office finish.
- 1" domestic line with backflow prevention.
- Engineered 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.

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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.