

COMING SOON  
METAL BUILDING #70

LIBERTY INDUSTRIAL PARK  
FOR SALE/LEASE  
20,000 SQ. FT. FACILITY  
1036 LIBERTY INDUSTRIAL DR.  
O'FALLON, MO

*CALL FOR PRICING*

**SITE IMPROVEMENTS**

- Building and office finish to your specification.
- Heavy industrial park.
- 20,000 sq. ft. pre-engineered metal building.
- Divisible from 5,000 sq. ft. and up.
- Building size 80' x 250'.
- 26 ft. eave height, single slope, clear span.
- Lot size 2.13 acres.
- Approximately 37 parking spaces per unit.
- Multiple dock and drive-in doors available.
- 6" Portland concrete car and truck parking.
- 120' concrete truck turnaround.

**INTERIOR IMPROVEMENTS**

- 10% office finish with 9' ceiling height, finished to your specifications.
- Fire sprinkler system designed for 20' high rack storage.
- 400-watt wall pack exterior lighting.
- 3-phase 400-amp electric service standard. Electrical upgrade to 1200 amps available. In-house electricians available for machine wiring.
- 48" exhaust fans.
- 4" roof and wall insulation.

***BUILDING LARGE STEEL BUILDINGS FOR THOSE WHO DO STUFF – HIT, DRILL, CUT,  
BEND, BANG, THAT KIND OF STUFF***

*Pre-owned facilities available for tour.*

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