

**FOR LEASE  
15,000 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.
- 3 drive-in doors total for entire building.
- 2 dock doors total for entire building.
- \$3,750 per month, no extra charges.
- 7,500 sq.ft. leased at \$6 per sq.ft.

- 7,500 sq. ft. available for owner/occupant.
- 1,200 sq. ft. office finish.
- 9-employee/customer parking spaces.
- 2 drive-in doors.
- 1 loading area.
- 10% office finish.
- 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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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 purchasers' or tenants' independent investigation.