

FOR LEASE
7,500 Sq. Ft.
1019 Liberty Industrial Dr.
O'Fallon, MO



- Steel building fully insulated.
- 75' x 100' warehouse with 500' office space.
- Wet sprinkler system – high pile storage rated.
- Electric – 400 amp, 3 phase, 120/208 volt.
- Heavy electric available.
- Natural gas heat.
- One bathroom.
- 100 ft. concrete paved area for easy truck access.
- One drive-in door and 2 dock high doors, located in rear of building.
- Employee parking spaces in front of building.
- Lessor pays taxes, insurance, parking lot maintenance, snow removal, etc.
- Metal Halide lighting.
- 400-watt wall pack exterior lighting.
- Eave height 20'.
- Zoned I-2.
- Ready to move in today.

DIRECTIONS: I-70 west to Bryan Road exit. West on North Outer Rd. Right on Hoff Road. (Lone Star Industrial Park). Follow Hoff Road for approximately $\frac{3}{4}$ of a mile. Right on Liberty Industrial Drive.

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 purchaser's or tenants independent investigation.