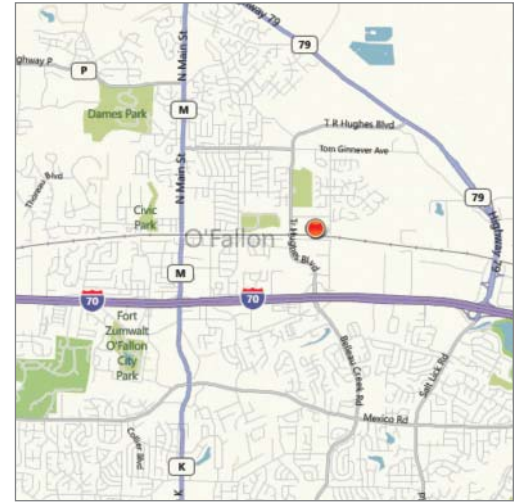


FOR SALE / LEASE Office / Warehouse Building

103-105 N. Cool Springs Rd, O'Fallon MO 63366



Property Highlights

- 43,132 SF office / warehouse on 14.8 acres
- +/- 7 acres outside storage avail.
- Heavy power
- Wet sprinklered
- 15'-23' ceilings
- Divisible into two sections:

103 N. Cool Springs

- 21,416 SF
- 12% office finish
- 2 docks, 2 drive-ins

105 N. Cool Springs

- 21,716 SF
- 13% office finish
- 1 dock, 1 large drive-in

Sale Price / Lease Rate

\$1,650,000 / \$4.25 psf, Gross



Commercial Real Estate Services, Worldwide.

Contact

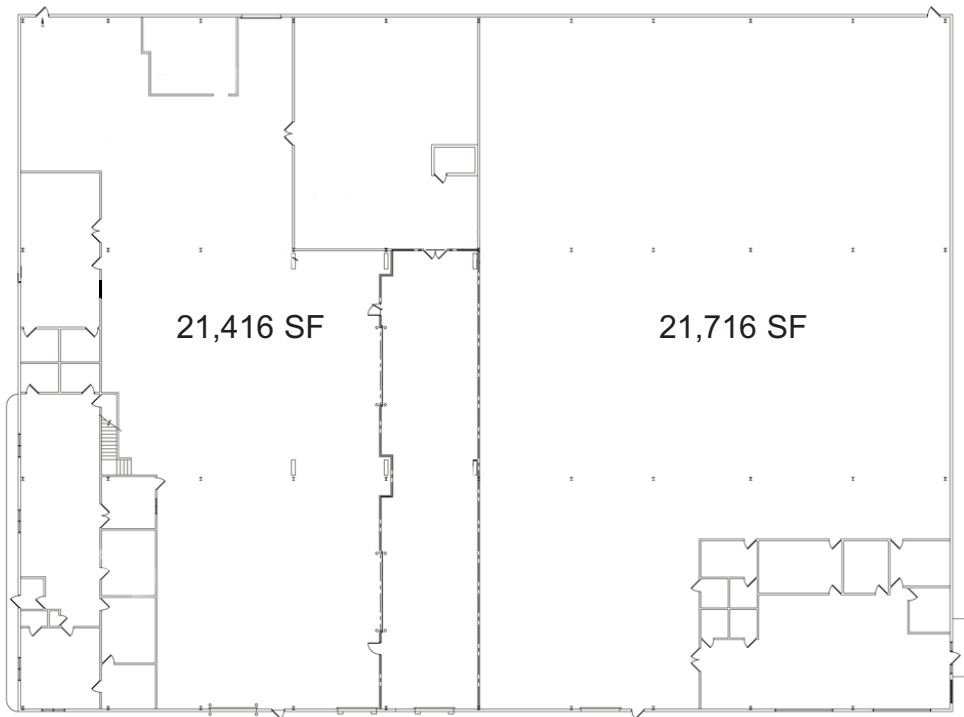
John J. Sheahan, Jr., SIOR
314 994 4176 office
314 402 1031 mobile
jsheahan@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 Fax 314 994 4088
www.naidesco.com

FLOOR PLAN

103-105 N. Cool Springs Rd, O'Fallon MO 63366



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