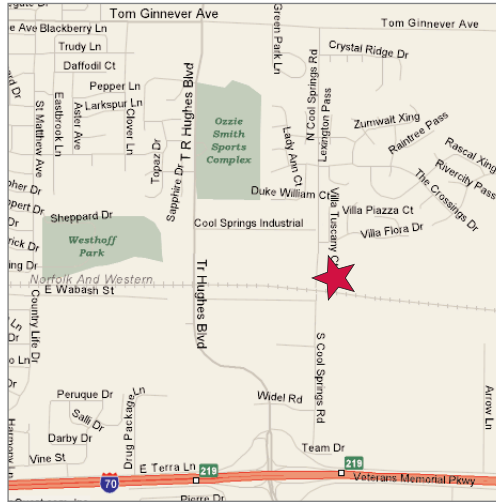


# FOR LEASE

## 6,528 - 21,036 SF Office / Warehouse

106-108 N. Cool Springs Road, O'Fallon MO 63366



### Property Highlights

- Spaces can be leased separately or combined for a total of 21,036 SF
- 26'-28' clear
- Fully wet sprinklered

106 N. Cool Springs Rd

- 14,508 SF office/warehouse
- 2,470 +/- sf office space
- 4 docks with levelers

108 N. Cool Springs Rd

- 6,528 SF office/warehouse
- 600 +/- sf office space
- 2 docks
- 1 drive-in (12'w x 14'h)

### Lease Rate

\$4.95 psf, Gross



Commercial Real Estate Services, Worldwide.

### Contact

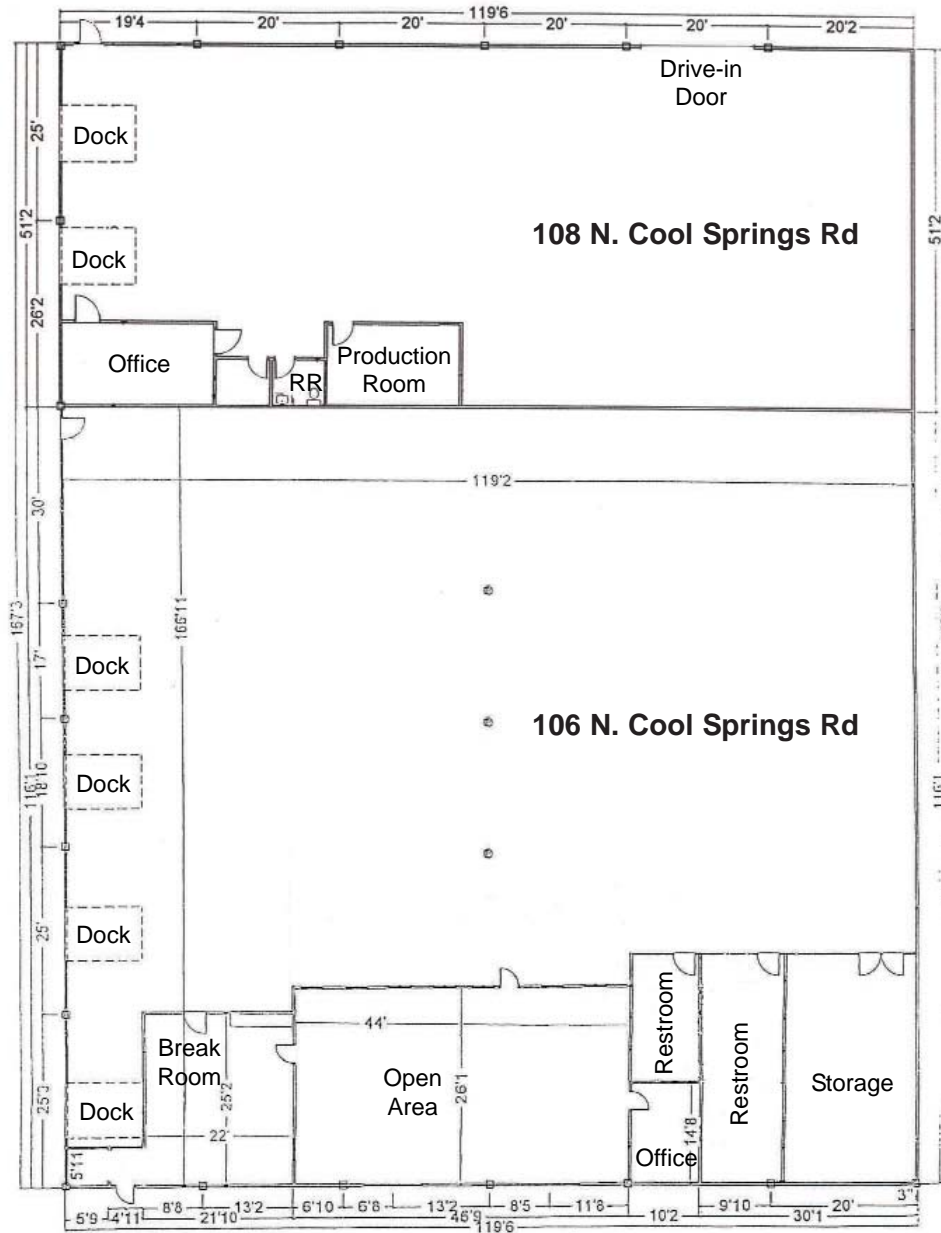
John J. Sheahan, Jr., SIOR  
314 994 4176 office  
314 402 1031 mobile  
jsheahan@naidesco.com

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

106-108 N. Cool Springs Road, O'Fallon MO 63366



Commercial Real Estate Services, Worldwide.

## Contact

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