

# FOR LEASE

## 2,800 - 7,200 SF Office / Warehouse

923 E. Terra Ln, O'Fallon MO 63366



### Property Highlights

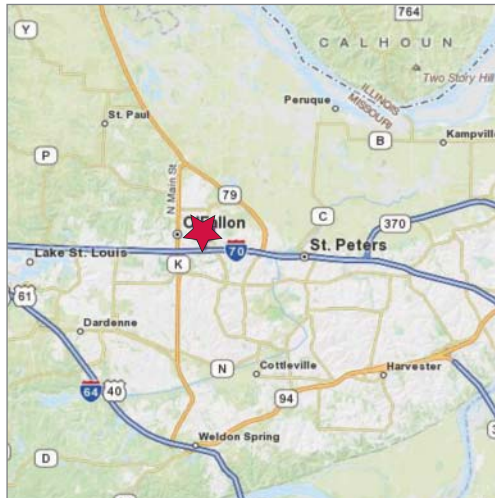
- 7,200 contiguous SF available
- Well maintained masonry building
- 3-phase electric
- 13' clear height in warehouse
- Floor drains
- Easy access to I-70

### Suite E - 4,400 SF

- 50% office / classrooms
- 2 truck docks
- Lease rate: \$7.50 psf, MG

### Suite F - 2,800 SF

- 30% office
- 1 truck dock
- Lease rate: \$6.50 psf, MG



# NAIDESCO

Commercial Real Estate Services, Worldwide.

### Contact

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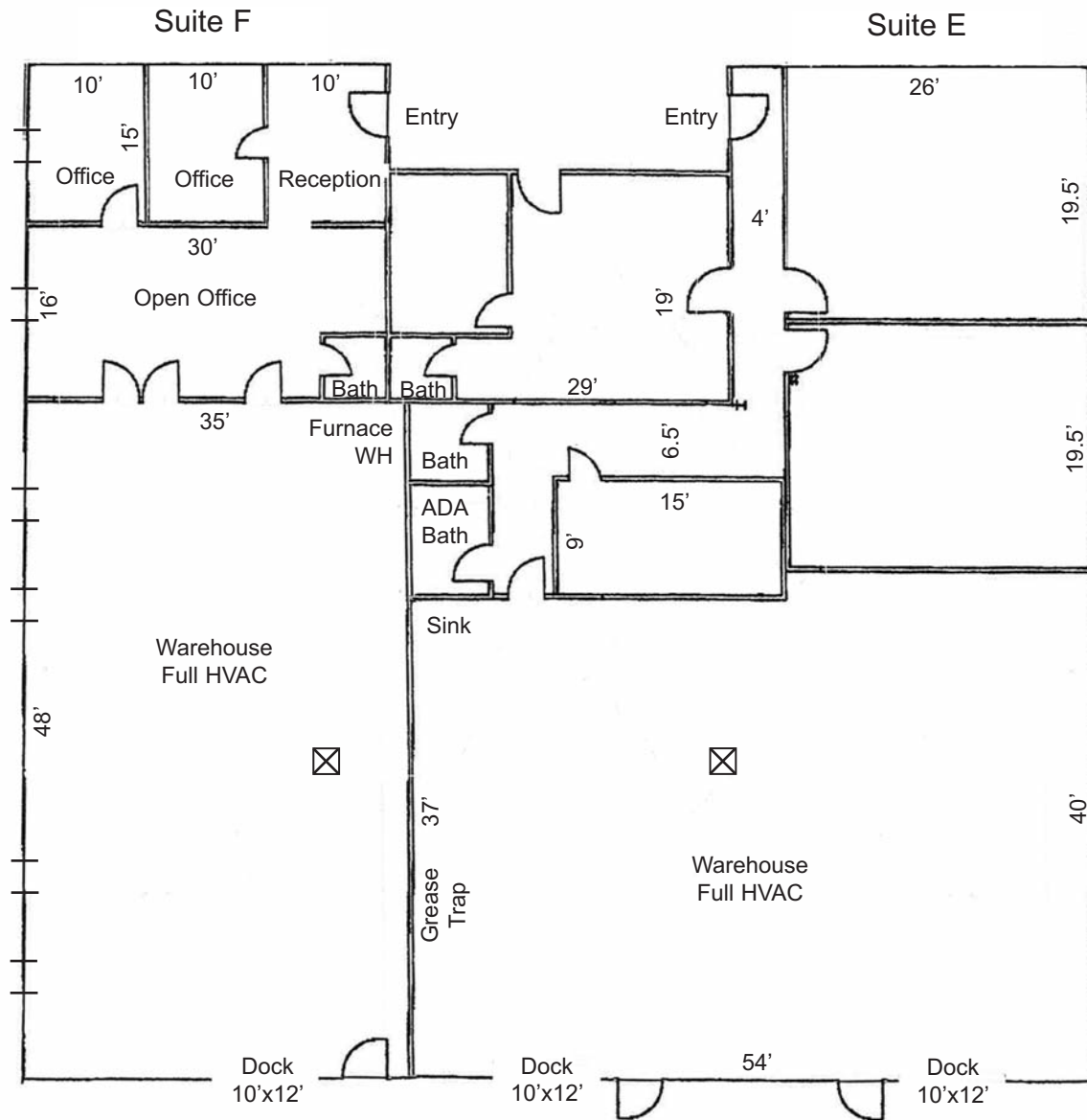
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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# FLOOR PLAN

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\* Not to Scale



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