



AVAILABLE FOR SALE

# 1001-1051 INDUSTRY DR

O'FALLON, MO 63366

Alternate Address: 401 & 405 S Cool Springs Rd (Formerly Public Works Drive)

**Up to 37,002 SF**  
**5.57 Total Acres**  
**Sold Together Or Separate**

**1051 Industry Dr**  
24,602 SF  
2.57 Acres  
\$2,315,000

**1001 Industry Dr**  
12,400 SF  
3 Acres  
\$1,400,000

TR Hughes Blvd

E Terra Ln

S Cool Springs Rd



## CONTACT

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Director

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# 1001 INDUSTRY DR

Asking Price: \$1,400,000



## Property Highlights

- 3 Acres
- Two Buildings (12,400 SF Total)
- Office Building - 4,700 SF
- Truck Service Building/Warehouse - 7,700 SF
- Six Oversized Drive In Doors
- Two Drive Through Bays
- Clear Height: 19'
- Floor Drains
- Exhaust System
- Roof Mounted Solar Panels
- 1,200 SF Covered Outdoor Storage Area (not included in the building SF)
- Fenced Lot with Electric Gates
- Concrete & Asphalt Paving
- Onsite Fueling Station
- Estimated to be built around 1998

# 1051 INDUSTRY DR

Asking Price: \$2,315,000

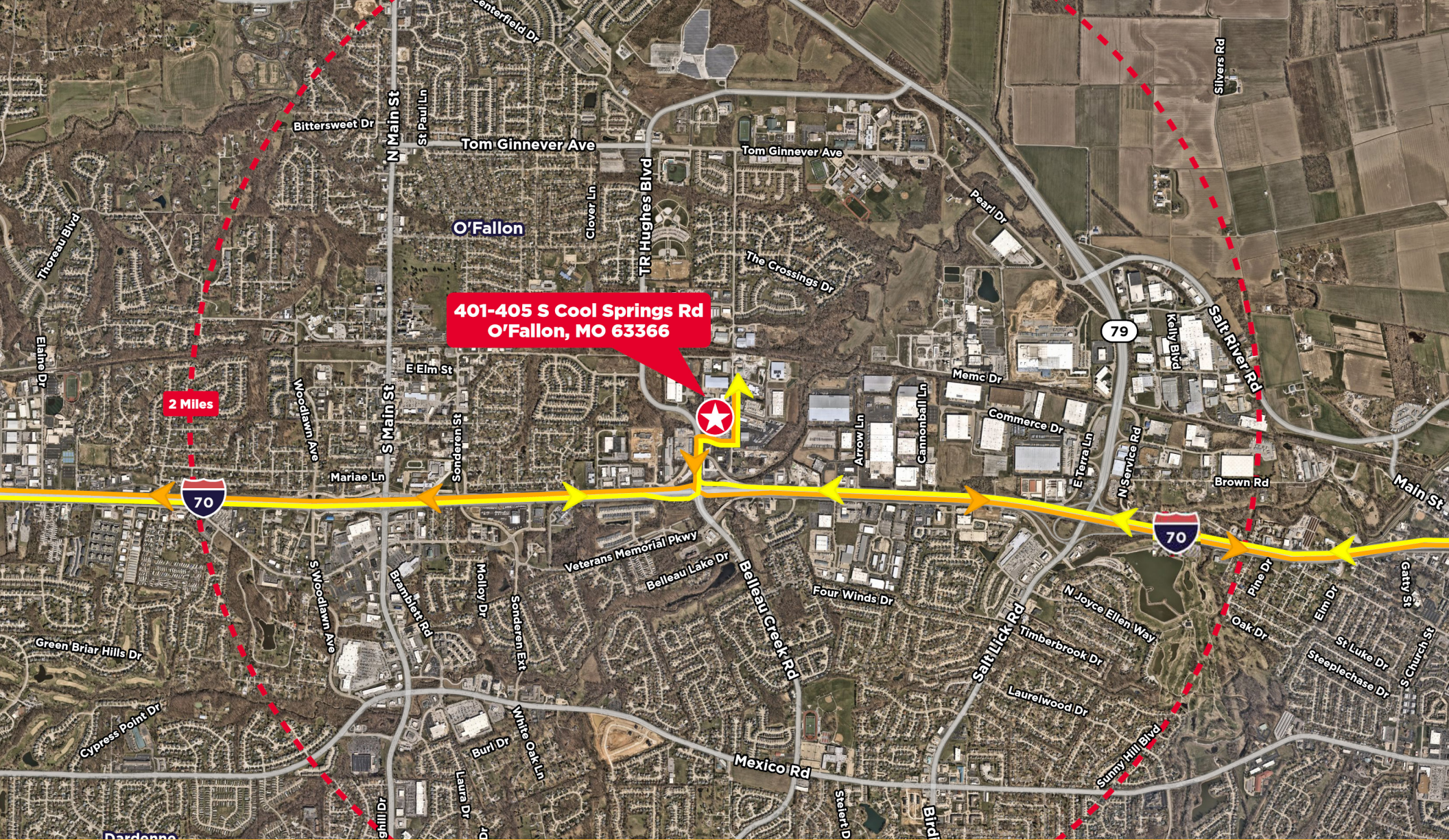


## Property Highlights

- 2.57 Acres
- Office/Warehouse - 24,602 SF
- Main Floor Office - Approximately 5,350 SF
- 2nd Floor Office - Approximately 800 SF
- Built in 1982
- 1 Dock Door
- Fenced lot with electric gates
- 3 Oversized Drive-in Doors (two flanked on opposite sides of the building for drive-through)
- Clear Height: 13' - 17'
- Wind turbine which accrues energy
- Big Ass Fan

# AERIAL





## CONTACT

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