FOR SALE OR LEASE

New Construction Industrial Building



1400 Grant Industrial Dr

O'Fallon, MO 63366

CONTACT US

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Property Overview

Address:	1400 Grant Industrial Drive O'Fallon, MO 63366
Building Size:	21,000 SF
Office:	1,433 SF of speculative office under construction
Acreage:	2.83 AC
Clear Height:	27' - 33'
Loading:	2 dock doors 2 large drive-ins (12' x 16')
Power:	120/208 volt, 400 amp service
Sprinkler:	ESFR
Outdoor Storage:	Permitted
Accessibility:	Great access to Interstate 70

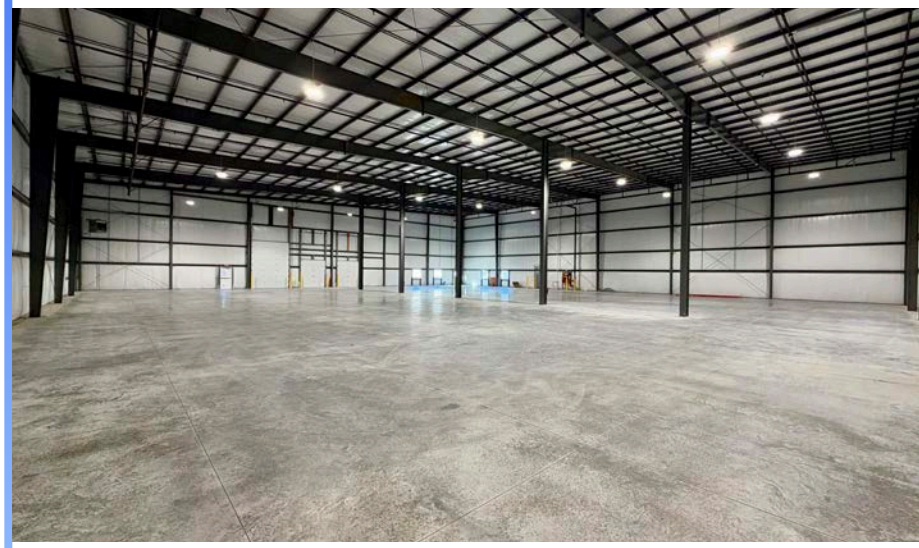
SALE PRICE:

$2.625M ($124 PSF)

LEASE RATE:

$7.25 PSF, NNN







Floor Plan



Property Aerial



LOCATION SUMMARY

1400 Grant Industrial Drive is strategically located in Grant Industrial Park in O'Fallon, within St. Charles County, one of Missouri's fastest-growing and most dynamic business markets. The property offers convenient access to Interstate 70 and major regional transportation routes and is located approximately 28 miles from St. Louis Lambert International Airport.



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