

Retail/Showroom/Warehouse Space for Lease

1450 Frontage Road, O'Fallon, IL 62269



**Lease Rates:
\$10 - \$12 per SF, Gross**

- ❖ 3,000 SF Retail/Showroom Space
- ❖ Space Consists of: *Two Private Offices, Large Entry Area/Retail Space, Employee Area with Counter/Refrigerator and Male/Female Restrooms*
- ❖ Wide Open Stock Room / Work Area with 10' Ceiling
- ❖ 5,000 SF Retail/Warehouse Space
- ❖ Space Consists of: *Retail/Warehouse Area, Storage Area, Mezzanine, Restroom and (1) 10' Garage Door*
- ❖ Located in a high visibility area on the I-64 Frontage Road with 70,000 ADT on I-64

1173 Fortune Blvd.

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

Listing No: 1112

Retail/Showroom/Warehouse

1450 Frontage Road
O'Fallon, IL 62269

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$10.00 - \$12.00
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Either Space is for lease, building owner to maintain one of the spaces.

Comments

Suite 1 Includes 5,000 SF Warehouse with Mezzanine, Restroom and (1) 10' Garage Door.
Suite 2 includes Two Private Offices, Large Entry Area/Retail Space. Male/Female Restrooms, Wide Open Stock Room/ Work Area with 10' Ceiling. Employee Area with Kitchen Counter/Refrigerator.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

Total SF Available: 8,000 SF
Min Divisible SF: 3,000 SF

SQUARE FOOT INFO:

Building Total: 8,000 SF
Total Available: 8,000 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 8,000 SF
Retail: 8,000 SF
Min Divisible: 3,000 SF
Max Contiguous: 5,000 SF

LAND MEASUREMENTS:

Acres: 0.55
Frontage: 150 FT
Depth: 209 FT

PROPERTY INFORMATION:

Parcel No:	03-26.0-101-090	TIF:	No	Parking:	20.00
County:	St. Clair	Enterprise Zone:	No	Surface Type:	
Zoning:	B-2	Survey:	No	Traffic Count:	70,000 on I-64
Zoning By:	O'Fallon	Environmental:	No	Property Tax:	\$6,148.16
Complex:		Archaeological:	No	Tax Year:	2016
Prior Use:					



STRUCTURAL DATA:

Year Built:	1995	Clearance Min:	10'	Exterior:	Metal
Rehab Year:		Clearance Max:	10'	Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	No
Class:					

Listing Broker(s)

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