

For Sublease

West 70 Commerce Center III

±94,336 SF office/warehouse



Property overview

Available space:	±94,336 SF
Office build out:	±2,000 SF ±8,453 SF (mezzanine)
HVAC:	100% climate control
Clear height:	28'
Dock doors:	7 with levelers
Drive-in doors:	2 (12'x14')
Car parking:	200 (expandable)
Column spacing:	50'w x 40'd (50' speed bays)
Building depth:	420' (cross docked)
Fire suppression:	ESFR sprinkler system
Power:	3-phase/480V
Sublease expiration:	December 31, 2023
Sublease rate:	\$4.50/SF, NNN

100% Climate Control
Office/Warehouse

20 Commerce Center Drive
O'Fallon, MO 63366

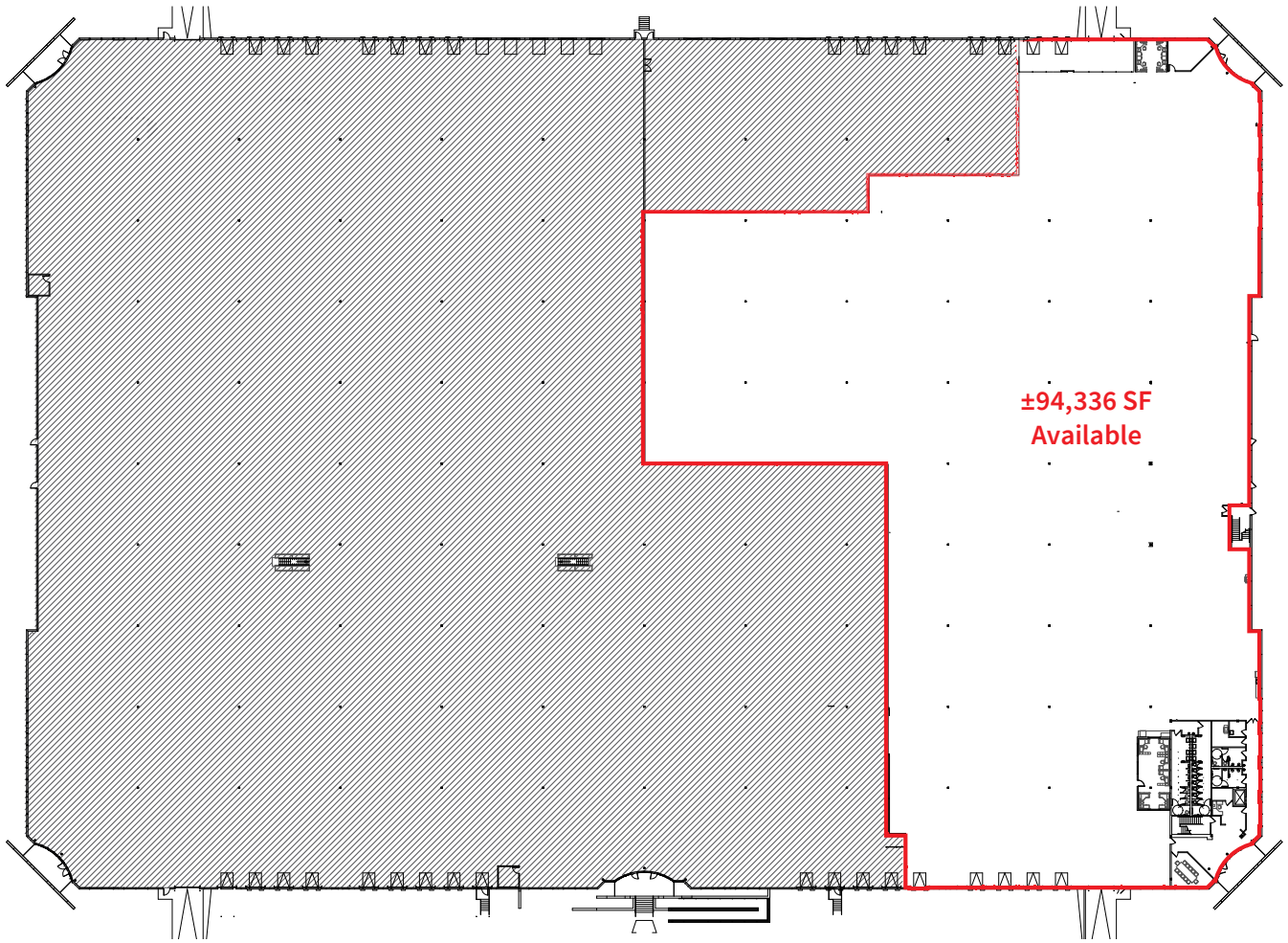
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Jones Lang LaSalle Americas, Inc., a licensed real estate broker



Floor plan



±1 miles to I-70



±12 miles to I-64



±14 miles to UPS
Earth City Hub



±17 miles to
Lambert Airport

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