

11,827 SF Office/Warehouse for Lease

230 Oberneufemann Rd, O'Fallon, Illinois 62269
St. Clair County

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Basic Details

Listing No:	2828
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Crane Served, Industrial - Temperature Controlled
Building Size (Sqft):	11,827 Sqft.
Lot Size (Acres):	2.55 Acre(s)
Total Sqft Available:	11,827 Sqft.
Lease Rate:	\$12.00 Per Sqft
Lease Type:	NNN

Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	230 Oberneufemann
Street:	Rd

Square Foot Information

Building Total Sqft:	11,827 Sqft.
Total Sqft Available:	11,827 Sqft.
Office:	1,654 Sqft.
Warehouse:	10,173 Sqft.
Min Divisible Sqft:	11,827 Sqft.
Max Contiguous Sqft:	11,827 Sqft.

Facility Information

Truck Dock:	1
Truck Dock Size:	8' x 10'
Drive-In Doors:	1
Drive-In Door Size:	12' x 12'
Heating:	Yes
Cooling:	Yes
Lighting:	LED

Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

Property Information

Parcel No:	04-30-0-101-058
Zoning:	Light Industrial
Zoning By:	St. Clair County
Prior Use:	Industrial
Survey:	Yes
Environmental:	Yes
Parking:	Exposed
Property Tax:	\$7,927.67
Tax Year:	2022
Topography:	Flat

Structural Data

Year Built:	1969
Rehab Year:	2020
Clearance Min:	14 ft
Clearance Max:	18 ft
Bay Spacing:	Clear span
Floors:	2
Floor Type:	Reinforced Concrete
Floor Thickness:	6"
Floor Drains:	Yes

Land Measurements

Acres:	2.55 Acre(s)
Frontage:	262 ft
Depth:	426 ft

Utility Information

Water Provider:	City Served
Sewer Provider:	City Served
Gas Provider:	Ameren Illinois
Electric Provider:	Ameren Illinois
AMPS:	1200
Phase:	3 Phase
High Volts:	2,400

Transportation

Interstate:	1.13 Miles to I-64
Airport:	MidAmerica Airport 13 Miles