

## Last Remaining Bay - 1,300 SF Retail Space For Lease

1407 West Hwy 50, O'Fallon, Illinois 62269  
St. Clair County

**John L. Eichenlaub**

Phone: 618-570-8344

Email: johne@barbermurphy.com



### Basic Details

Listing No:	1668
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail
Building Size (Sqft):	9,100 Sqft.
Total Sqft Available:	1,300 Sqft.
Lease Rate:	\$23.00 Per Sqft
Lease Type:	NNN
Net Charges:	6.30

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1407
Street:	West Hwy 50

### Square Foot Information

Building Total Sqft:	9,100 Sqft.
Direct Lease:	1,300 Sqft.
Office:	1,300 Sqft.
Retail:	1,300 Sqft.
Min Divisible Sqft:	1,300 Sqft.
Max Contiguous Sqft:	1,300 Sqft.

### Property Information

Parcel No:	03-26.0-401-032
Zoning:	B-1
Zoning By:	St. Clair
Prior Use:	Retail
Parking:	Shared
Parking Surface Type:	Paved
Traffic Count:	21,200

## Structural Data

Clearance Min:	10 ft
Exterior:	Brick
Floors:	1

## Transportation

Interstate:	I-64
-------------	------