

## 127,387 SF Retail/Warehouse Facility

1237 Central Park Dr, O'Fallon, Illinois 62269  
St. Clair County

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### Basic Details

Listing No:	1940
Sale Or Lease:	For Sale
Property Type(s):	Retail
Building Size (Sqft):	127,387 Sqft.
Lot Size (Acres):	11.49 Acre(s)
Total Sqft Available:	127,387 Sqft.
Sale Price:	\$13,500,000
Sale Price Per Sqft:	\$105.98

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1237
Street:	Central Park
Street Suffix:	Dr

### Square Foot Information

Building Total Sqft:	127,387 Sqft.
Total Sqft Available:	127,387 Sqft.
Office:	127,387 Sqft.
Retail:	127,387 Sqft.
Warehouse:	127,387 Sqft.
Min Divisible Sqft:	28,000 Sqft.
Max Contiguous Sqft:	127,387 Sqft.

### Property Information

Parcel No:	03-36.0-401-017
Zoning:	B1-P
Survey:	Yes
Property Tax:	\$105,206
Tax Year:	2023
Traffic Count:	23,700

## Structural Data

Year Built:	2004
Rehab Year:	2014
Clearance Min:	24 ft
Style:	Tilt-Up (Pre-Cast Concrete)
Roof:	Rubber

## Utility Information

AMPS:	1200
Phase:	3

## Land Measurements

Acres:	11.49 Acre(s)
Frontage:	465 ft
Depth:	822 ft