

10,977 SF Office/Warehouse on +/-1.79 Acres

141 Auto Court, O'Fallon, Illinois 62269
St. Clair County

Collin Fischer - SIOR, CCIM

Phone: 618-420-2376

Email: collinf@barbermurphy.com

Katie . Bush

Phone: 701-213-3301

Email: katieb@barbermurphy.com



Basic Details

Listing No:	3232
Sale Or Lease:	For Lease
Property Type(s):	Retail
Building Size (Sqft):	10,977 Sqft.
Lot Size (Acres):	1.79 Acre(s)
Lease Rate:	Lease Rate: Contact Broker

Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	141
Street:	Auto
Street Suffix:	Court

Square Foot Information

Building Total Sqft:	10,977 Sqft.
Office:	1,528 Sqft.
Retail:	2,128 Sqft.
Warehouse:	7,321 Sqft.
Min Divisible Sqft:	10,977 Sqft.
Max Contiguous Sqft:	10,977 Sqft.

Facility Information

Drive-In Doors:	6
Drive-In Door Size:	(4) 10'x10', (1) 10'x12', (1) 8'x10'
Heating:	Yes
Cooling:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	03-26.0-101-066
Zoning:	B-2 General Business
Parking:	83
Parking Surface Type:	Asphalt
Tax Year:	2025
Traffic Count:	94,330

Land Measurements

Acres:	1.79 Acre(s)
Frontage:	340 ft
Depth:	257 ft

Structural Data

Year Built:	1989
Clearance Min:	9 ft
Clearance Max:	14 ft
Floor Drains:	Yes

Utility Information

Water Provider:	City of O'Fallon
Water Provider Location:	On Site
Sewer Provider:	Caseyville Township
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
Phase:	3