

FOR LEASE
WILL DIVIDE

230 Obernuefemann Rd,
O'Fallon, IL 62269

11,827 SF OFFICE/WAREHOUSE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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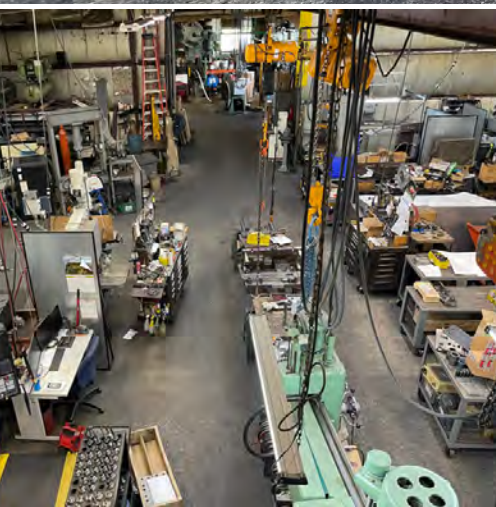




The Clear span warehouse space features a 5-ton monorail for a crane.

This insulated and heated space ensures a comfortable environment year-round. It includes (1) 8' x 10' Dock Door and (1) Grade Level Door 12' x12'.

10,173 SF Warehouse Space



PROPERTY HIGHLIGHTS



Ventilation



1 Dock Door
8'x 10'



(1) Grade Doors
12'x12'



5 TON
Monorail



14' - 18'
Clear Height



1200 AMPS



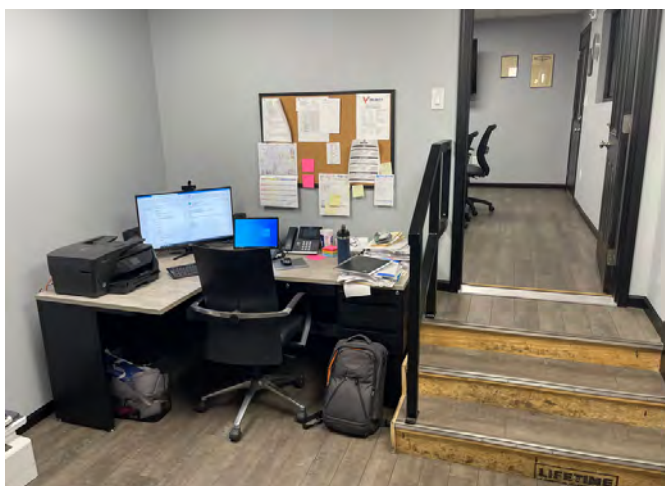
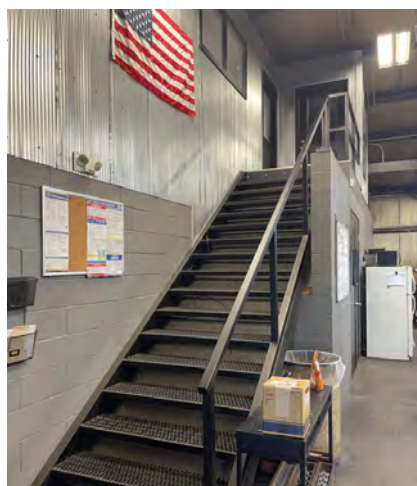
3 Phase
2400 Volts



The 1,654 SF office space is located on the second floor.

This temperature controlled space is well lit with LED lighting, featuring a conference room and two private office.

1,654 SF Office Space



PROPERTY HIGHLIGHTS



(2) Private office



ADA Compliant Restrooms
Men's & Women's



LED Lighting



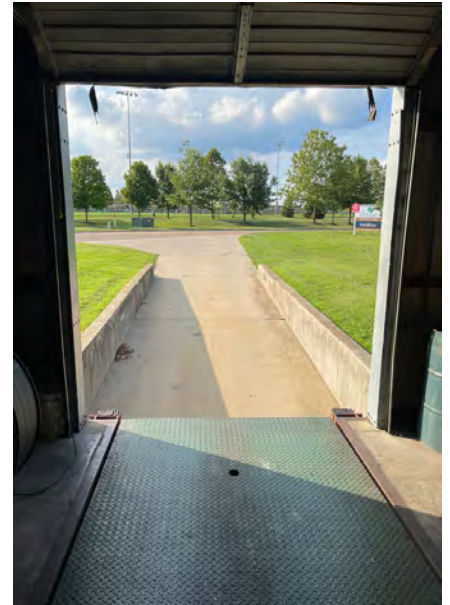
Temperature Controlled



Conference Room

DOCK DOOR AND GRADE DOOR

230 OBERNUEFEMANN RD, O'FALLON, IL 62269



INTERIOR PROPERTY PHOTOS

230 OBERNUEFEMANN RD, O'FALLON, IL 62269



1ST FLOOR OFFICE



1ST FLOOR OFFICE



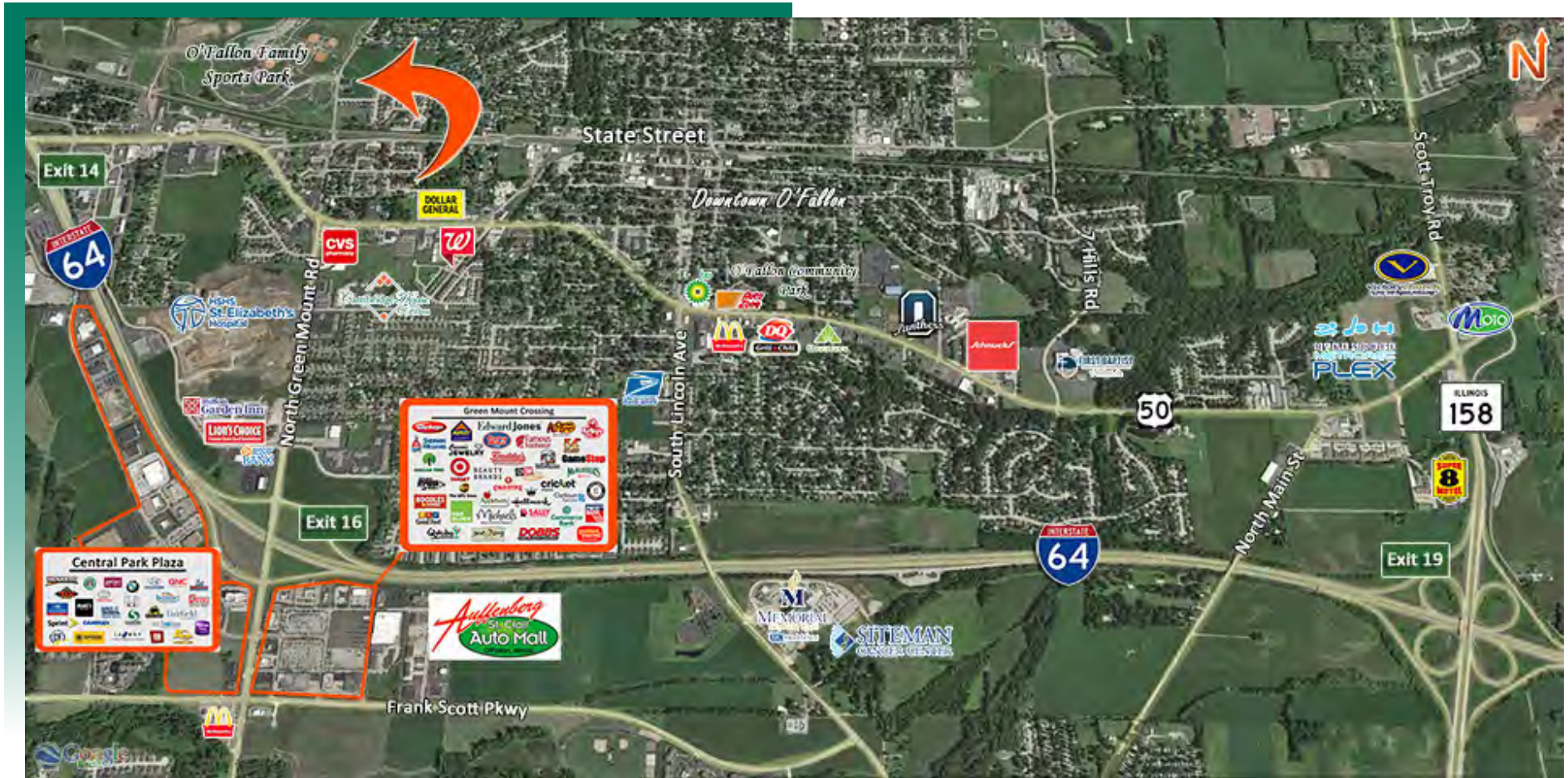
CLEAN ROOM



1ST FLOOR OFFICE


AREA MAP

230 OBERNUEFEMANN RD, O'FALLON, IL 62269





LOCATION OVERVIEW

The 2.55 acre property is strategically situated in O'Fallon, IL, just off Interstate 64 (Exit 14 & 19), making it easily accessible for transportation and logistics. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.


Frontage: 262'
Depth: 426'


14 & 19: I-64


MidAmerica Airport
13 miles


113
Miles to I-64

INDUSTRIAL PROPERTY SUMMARY

230 OBERNUEFEMANN RD, O'FALLON, IL 62269

#2828

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$12.00/SF
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 11,827 SF
Total Available: 11,827 SF
Direct Lease: 11,827 SF
Sublease: 0 SF
Office: 1,654 SF
Warehouse: 10,173 SF
Min Divisible: 11,827 SF
Max Divisible: 11,827 SF

LAND MEASUREMENTS:

Acres: 2.55 AC
Frontage: 262 FT
Depth: 426 FT

PROPERTY INFORMATION:

Parcel No: 04-30-0-101-058
County: St. Clair
Zoning: Light Industrial
Industrial Park:
Prior Use: Industrial
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: YES
Environmental: YES
Archaeological: NO
Property Tax: \$7,927.67
Tax Year: 2022

FACILITY INFORMATION:

Heating: YES
Cooling: YES (Office)
Insulated: YES
Sprinklers/Type: NO
Skylights: NO
Floor Drains: YES
Ventilation: YES
Compressed Air: YES
Lighting: YES (LED)
Men's Restroom: YES
Women's Restroom: YES
Shower: NO
Breakroom: NO

STRUCTURAL DATA:

Year Built: 1969
Rehab Year: 2020
Clearance Min: 14'
Clearance Max: 18'
Bay Spacing: Clear Span
Style: Steel Frame
Roof Type & Age: Membrane
Exterior: Metal
Floors: 2
Floor Type: Reinforced Concrete
Floor Thickness: 6"

ACCESS POINTS:

Truck Dock: (1) 8' x 10'
Dock Levelers: No
Drive-In Doors: (1) 12' x 12'

OVERHEAD CRANES:

Cranes: no
Size: 5 Ton
Hook Height: Monorail 12'

PARKING:

Spaces: 28
Surface Type: Asphalt
Yard:
Extra Land:

INDUSTRIAL PROPERTY SUMMARY

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UTILITY INFORMATION:

Water Provider: City Served
Size & Location: On Site
Sewer Provider: City Served
Size & Location: On Site
Gas Provider: Ameren Illinois
Size & Location: On Site
Electric Provider: Ameren Illinois
Size & Location: On Site
AMPS: 1200 AMPS
Phase: 3-Phase
High Volts: 2400 Volts
Low Volts:
Telecom Provider:
Location:

TRANSPORTATION:

Interstate: 1.13 Miles to I-64
Rail: NA
Barge: NA
Airport: 13 Miles to MidAmerica Airport

COMMENTS:

11,827 SF office/warehouse. 10,173 sf warehouse, 1,654 sf office, (1) Dock Door 8' x 10', (1) Grade Level Door 12' x12' with 2400v, 3 phase 1200 amp electric service.



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