

# MULTIPLE OFFICE/WAREHOUSE SPACES FOR LEASE

1550-1562 Frontage Rd. O'Fallon, IL 62226



**BARBERMURPHY**

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP

1550-1562 Frontage Rd. O'Fallon, IL 62269



## LOCATION OVERVIEW

Located on the I-64 Frontage Rd with Excellent Interstate access and visibility from I-64 at Exit 14.



## SPACE DETAILS

1550-1562 Frontage Rd. O'Fallon, IL 62269



### Suite 1562

1,350 SF

Lease Rate: \$900/MO

### Suite 1556

- 2,906 SF
- (2) 10'x10' OHD
- Showroom

Lease Rate: \$2,200/MO

### Suite 1558

580 SF

Lease Rate: \$750/MO

### Suite 1550

- 6,500 SF w/Offices
- 14' Clear Height
- 12x14 OHD

Lease Rate \$3,500/MO

# OFFICE/RETAIL PROPERTY SUMMARY

#2895

1550-1562 Frontage Rd. O'Fallon, IL 62269

## LEASE INFORMATION:

Lease Rate: \$750-\$3,500/MO  
Lease Type: Gross

## SQUARE FOOT INFO:

Building Total: 20,176 SF  
Direct Lease: 11,336 SF  
Sublease: 0 SF  
Office: 7,360 SF  
Retail: 0 SF  
Min Divisible: 580 SF  
Max Contiguous: 11,336 SF

## PROPERTY INFORMATION:

Parcel No: 03-26.0-101-096  
County: St. Clair  
Zoning: B-2  
Prior Use: -  
Complex: -  
Parking: 40  
Traffic Count: -  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Property Tax: -  
Tax Year: -



## STRUCTURAL DATA:

Year Built: 1991  
Rehab Year: -  
Building Class: -  
Clearance Min: 10'  
Clearance Max: 14'  
Roof: Metal  
Exterior: Metal  
Floors: 1  
Signage: Marquee  
Heating/Cooling: Central, Forced-Air

## TRANSPORTATION:

Interstate: I-64  
Rail: -  
Barge: -  
Airport: -

## COMMENTS:

Water & Sewer paid for by  
Landlord

