

FOR LEASE

200 Castle Acres Dr.,
O'Fallon, IL 62269



1,120 SF GARAGE/SHOP

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

200 Castle Acres Dr., O'Fallon, IL 62269



LOCATION OVERVIEW

This site delivers operational efficiency with direct frontage along Highway 50 and immediate access to the region's primary transportation network. I-64 is less than 0.63 miles away, giving service contractors the ability to mobilize quickly, reach job sites fast, and cover the Metro East and St. Louis markets with ease. The property sits on a rear lot, offering accessibility and privacy for trade users who need room to operate without street-level congestion. The surrounding corridor is a hub for commercial and industrial activity, making this location a high-performance base for plumbing, HVAC, electrical, and other service-driven businesses looking to tighten routes, reduce travel time, and maximize daily productivity. This efficiency-focused location is built for companies that value speed, access, and operational advantage.

PROPERTY PHOTOS & INFORMATION

200 Castle Acres Dr., O'Fallon, IL 62269

GARAGE DRIVE-IN DOOR



GARAGE INTERIOR



1,120 SF garage/shop space

Functional layout for service-based businesses

10' overhead door

Private restroom

Large parking lot for fleet and service vehicles

Rear lot location along Highway 50

Approximately 0.63 miles from I-64

Ideal for plumbing, HVAC, electrical, and other trade contractors

INDUSTRIAL SUMMARY

200 CASTLE ACRES DR., O'FALLON, IL 62269

LISTING # 3338

LOCATION DETAILS:

Parcel # 03-26.0-300-070
County: IL - St. Clair
Zoning: B-1

PROPERTY OVERVIEW:

Building SF: 1,120
Vacant SF: 1,120
Usable Sqft: 1,120
Min Divisible SF: 1,120
Max Contig SF: 1,120
Lot Size: 0.74 Acres
Parking Spaces: 25
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1970
Ceilings: 10'
Construction Type: Wood Frame



LEASE INFORMATION:

Lease Rate: \$16.07/SF

Lease Type: Gross

PROPERTY DESCRIPTION:

This 1,120 SF garage/shop offers a functional layout ideal for service-based operators. The building includes a private bathroom, a 10' overhead door, and a large parking lot well-suited for fleet and service vehicle parking. Positioned on a rear lot along Highway 50, the site provides convenient access for daily operations while maintaining visibility and ease of approach. I-64 is approximately 0.63 miles away, giving this location excellent interstate connectivity for regional service calls and logistics. This property is an outstanding opportunity for plumbing contractors, HVAC and sheet-metal businesses, electrical contractors, and other trade-oriented users seeking a practical, well-located service facility.