

FOR LEASE

824 Lone Star, O'Fallon, MO 63366



Office / Warehouse

- 28,000 sf Building
- 1,750 sf Office
- Located off I-70 between Bryan Road and Lake St. Louis Blvd
- Over 1/2 acre of outdoor storage
- 24" ceiling height
- Available June 2024
- **LEASE RATE: \$8.00 psf, NNN**



Directions: Take I-70 to Bryan Road. Exit North on Bryan Rd, then West on W. Terra Lane. Take right on Hoff Rd. Take right on Lone Star Drive.

For More Information Contact:

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St. Charles, MO 63301



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dlc

1/20/15
2/20/15
5/20/15
6/4
7/25/15

WILSON PRELIMINARY PLAN
PHASE 2 PLAT 2
SECTION 24, FRACTIONAL SECTION 25, EAST
TOWNSHIP 47 NORTH RANGE 25, EAST
ST. CHARLES COUNTY, MISSOURI

PLY CO., INC.

NEW 21,250 SQ. FT.
BUILDING ADDITION
F.F. = 500.00 (MATCH EXISTING)
BUILDING HEIGHT = 35'4" (MATCH EXISTING)

PROPOSED SIGHT-PROOF
TRASH ENCLOSURE ON A
10' X 20' CONC. PAD

ADJUST CLEANSOUTS TO
FINISH FLOOR ELEVATION

PROPERTY N/F
EVAN ENGINES AND PARTS INC.
LONG STAR IND. PARK
ZONED I-2

PROPERTY N/F
DANIEL AND CAROLYN C. DAVIS
BK. 1536 PG. 1434
ZONED I-2

21 INSET
TOP 227.95
E 528.32

89'16"06" W
6" ROOF DRAINS (TYP.)
6" VERTICAL ASPHALTIC CURBS (TYPICAL) 10' W FSH

438.18'
14 PARKING SPACES
25' BUILDING SETBACK

449.81'
7 SPACES
ASPHALTIC CONCRETE
ROLLED STONE BASE

14 PARKING SPACES

5' WIDE CONCRETE WALK

LOADING ZONE
LOADING ZONE
LOADING ZONE
4 spaces

PROPOSED
OFFICE/WAREHOUSE
28,000 SQ. FT.
F.F. = 000.00

25
14
10
7
9
75 to 79
parking spaces

PROPOSED PAINTED
HANDICAP STRIPING,
SYMBOLS AND MARKS

PROPOSED HANDICAP
SPACE (TYPICAL)

BUILDING MOUNTED
LIGHT (TYPICAL)
SHADOW-
BOX TYPE

11'
30'
19' TYP
25' TYP
19' TYP
5'

48'27'41"

422'82"

25'



St. Charles County Government GIS Services, St. Charles County Government GIS Services

824 LoneStar Dr.

April 30, 2020

1:2,257



0 0.0175 0.035 mi

- Parcel Satus Addresses
- Major
- Local
- Parcels
- Railroads Labels

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