

Photo as of August 6, 2024



For Sale or Lease

# 1400 Grant Industrial Drive O'Fallon, MO 63366

## New Construction Available for Sale or Lease

### HIGHLIGHTS

- 21,000 SF on 2.83 AC
- 27' - 33' clear ceilings
- 3-phase power
- 2 dock doors
- 2 large drive-ins (12' x 16')
- Outside storage permitted
- Great access to I-70
- Scheduled Completion: December 2024

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Sale Price:

**\$2.94M**  
(\$140 PSF)

Lease Rate:

**\$9.95 - \$10.95**  
PSF, NNN

Contact us:

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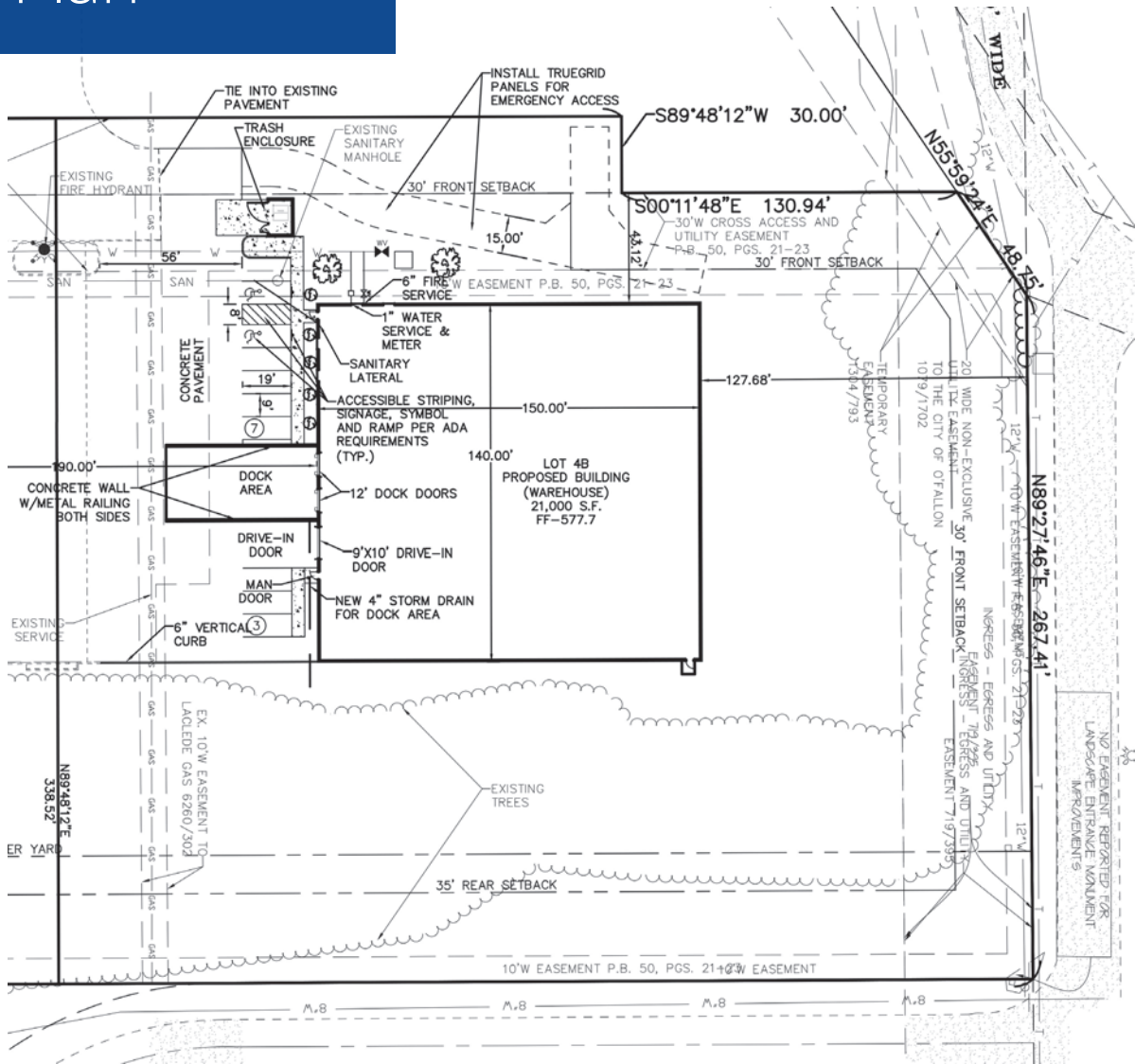
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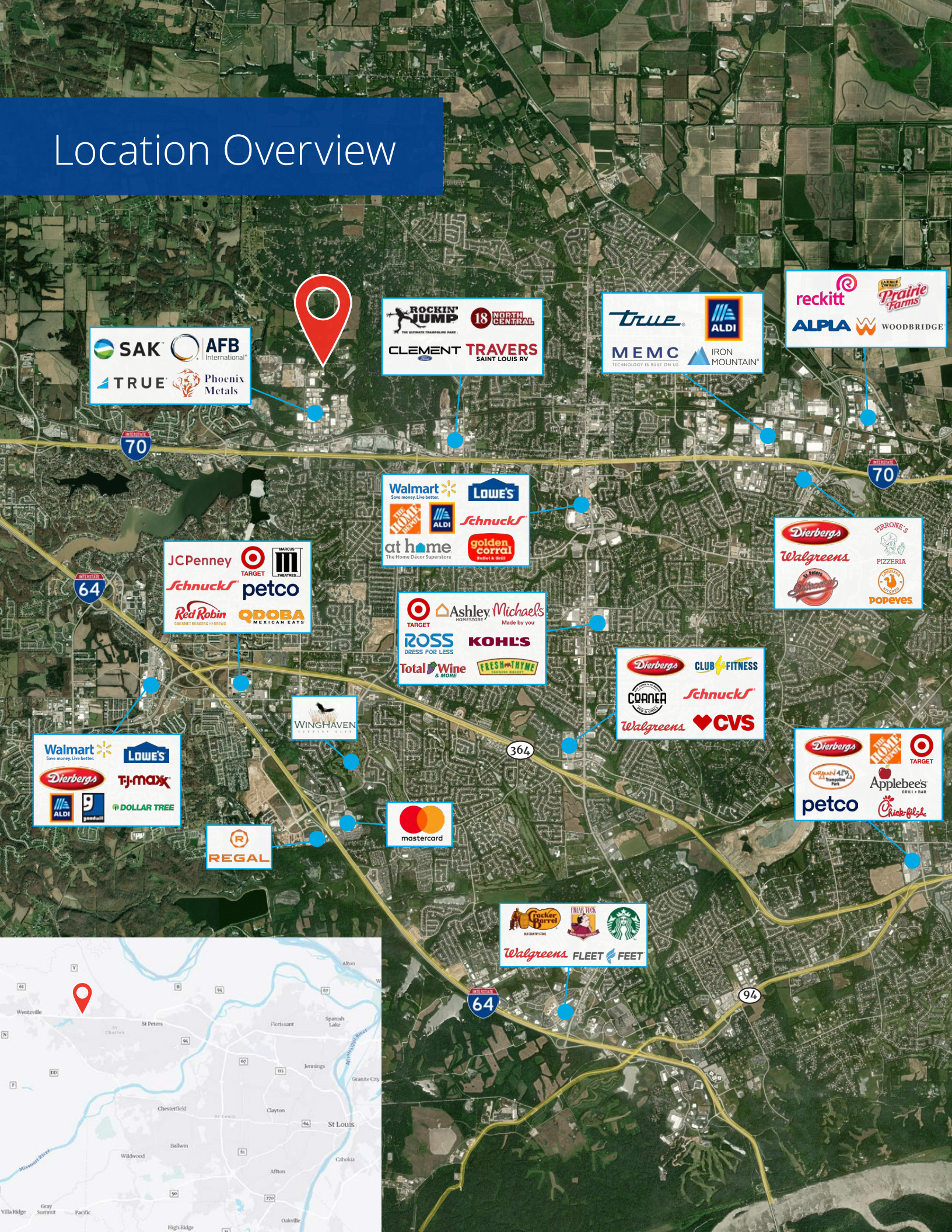
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# Site Plan



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# Location Overview



SAK AFB International  
TRUE Phoenix Metals

ROCKIN' JUMP THE OUTDOOR TRAILBLAZING BRAND  
18 NORTH CENTRAL  
CLEMENT TRAVERS SAINT LOUIS RV

True ALDI  
MEMC IRON MOUNTAIN  
TECHNOLOGY IS BUILT ON US

reckitt ALPHA WOODBRIDGE  
PRAIRIE FARMS

JCPenney TARGET MARCUS THEATERS  
Schnucks petco  
Red Robin QDOBA MEXICAN EATS

Walmart Save money. Live better. LOWE'S  
THE HOME DEPOT ALDI Schnucks  
at home golden CORRAL  
The Home Décor Superstore Retail & More

Dierbergs WALGREENS  
PIZZERIA popeyes  
PIRONE'S

TARGET Ashley Michaels  
HOMESTORE Made by you  
ROSS DRESS FOR LESS KOHL'S  
Total Wine & MORE FRESH THYME

Dierbergs CLUB FITNESS  
CORNER Schnucks  
Walgreens CVS

Walmart Save money. Live better. LOWE'S  
Dierbergs TJ-MAXX  
ALDI goodwill DOLLAR TREE

Dierbergs THE HOME DEPOT TARGET  
LUSHMAN AFB's Transport Co. Petco  
Applebee's BELL'S BAR Chick-fil-ee

REGAL

mastercard

Cracker Barrel PRIMA TACOS STARBUCKS  
Walgreens FLEET FEET

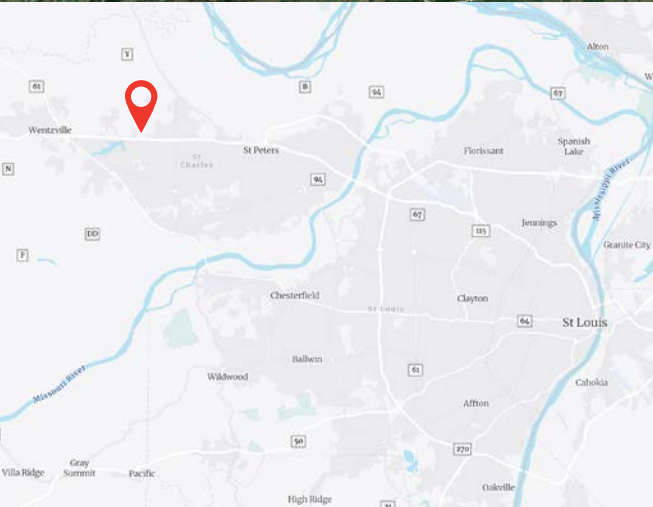


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