



Colliers

FOR SALE

# 1048 Cool Springs Industrial Dr

O'Fallon, MO 63366

Asking Price:

**\$288,585**  
(\$6.25 PSF)

CONTACT US

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## 1.06 Acres For Sale and Ready For Development in O'Fallon

### Highlights

- 1.06-acre pad ready site
- Utilities to site
- Off-site storm water retention provided
- 8,000 SF - 12,000 SF proposed industrial building
- Zoned I-1: Light Industrial ([City of O'Fallon Zoning Map](#))
- 2024 Real Estate Taxes: \$8.64
- Easy access to I-70 and Highway 79 via TR Hughes Boulevard

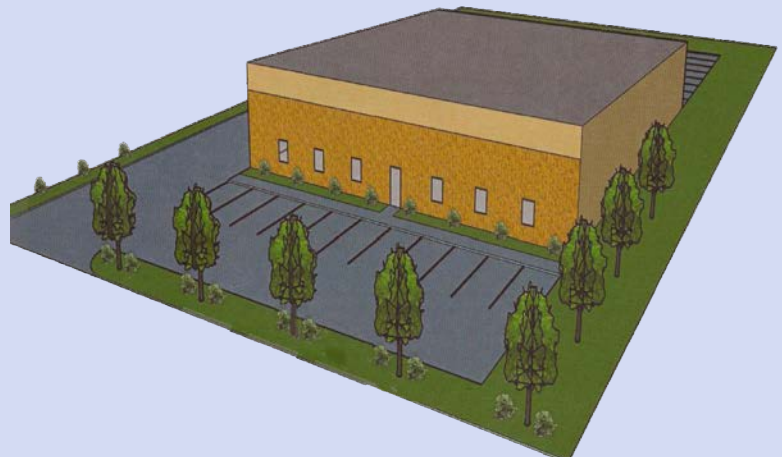
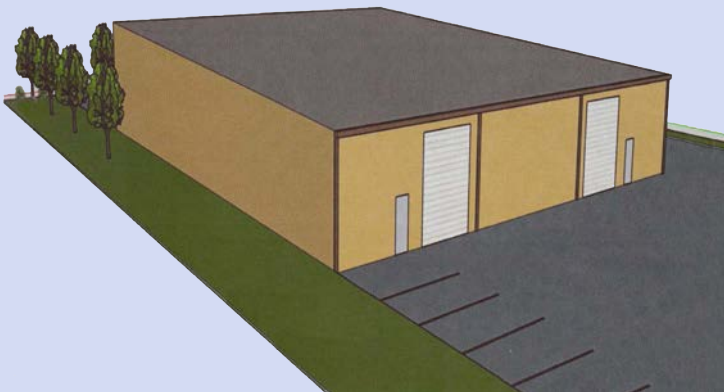
## SITE PLAN



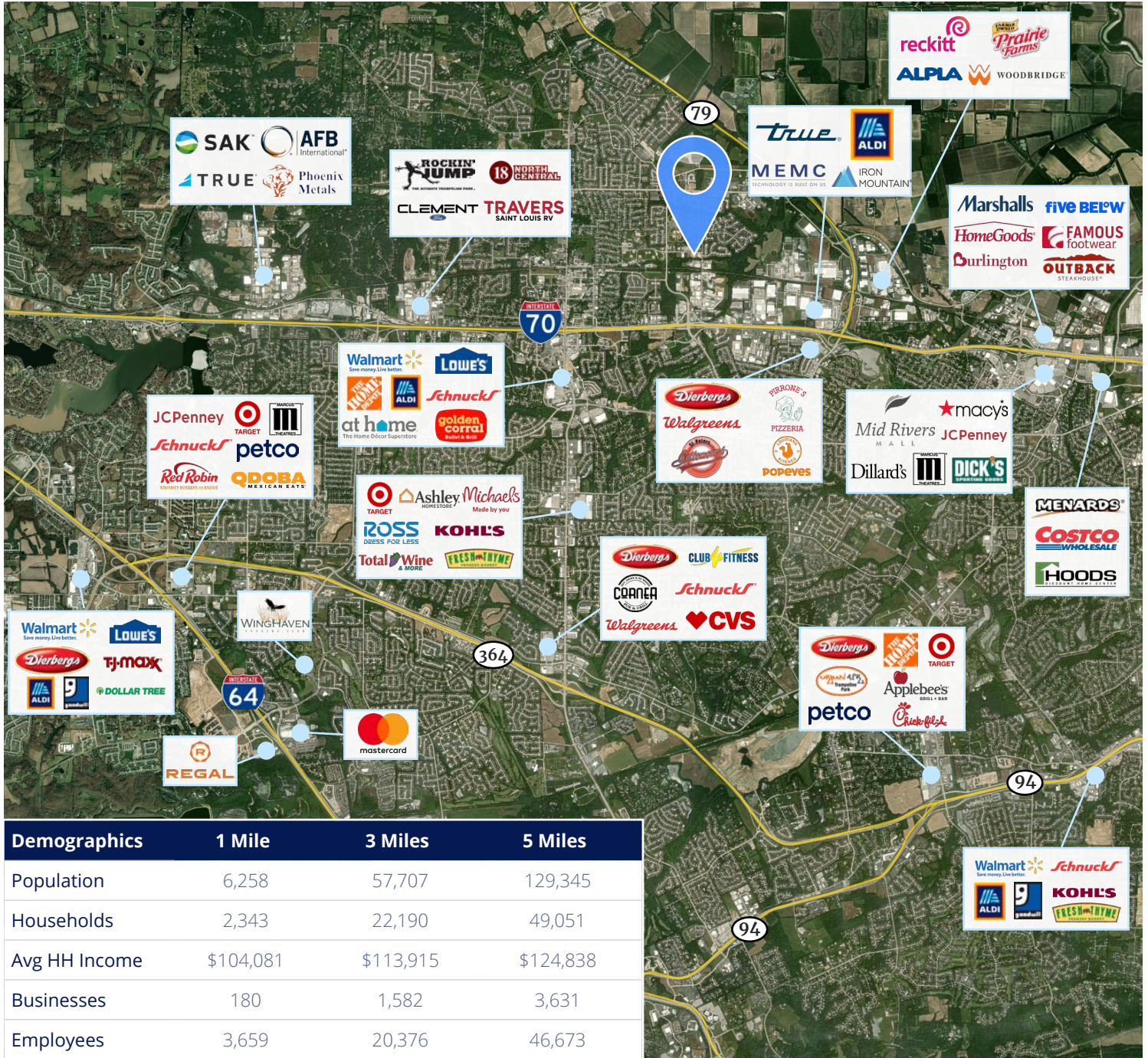
## PROPOSED INDUSTRIAL BUILDING

- 8,000 SF - 12,000 SF industrial building
- 10% office finish

- 3-phase, 400 amp power
- Two (2) drive-in doors



# LOCATION



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