

OFFERING MEMORANDUM

FOR SALE - SMALL BAY INDUSTRIAL INVESTMENT

100% OCCUPIED WITH \$308,022 IN-PLACE NOI



102-108 & 202-212 CRAFTON DR

O'FALLON, MISSOURI 63366



Executive Summary

West Terra

This 31,568 SF multi-tenant industrial property checks all the boxes: 100% occupancy across eight tenants generating \$308,022 in NOI, a solid 3.86-year weighted average lease term, and significant 2024 capital improvements. Situated on 2.32 acres with highway I-70 frontage capturing 100,000+ vehicles daily, this small-bay industrial building offers versatile space that appeals to a wide range of tenants and provides immediate, stable cash flow for investors. The St. Charles market's shortage of quality small-bay industrial space creates a landlord-favorable environment where strong tenant demand supports both rent growth and high occupancy retention.



Investment Highlights

- Prominent small-bay industrial asset with highway I-70 frontage and over 100,000 VPD.
- Diversified and stabilized with a typical bay size of 3,150sf.
- 15'6"-16'6" clear height.
- 3-Phase power in most bays.
- 14' grade level drive-in doors.
- Some units include dock high doors.
- New TPO roofs in 2024.
- New concrete parking lot in 2024.
- Buildings painted in 2024.

Investment Snapshot



\$4,400,000
Sale Price



7.0%
Cap Rate



31,568 SF
On 2.32 Acres



\$308,022
In-Place NOI



8
Tenants



100%
Occupancy



1987
Year Built



3.86 Years
WALT