

*Building Rendering

Colliers



For Lease

Lease Rate:

\$11.00
PSF, NNN

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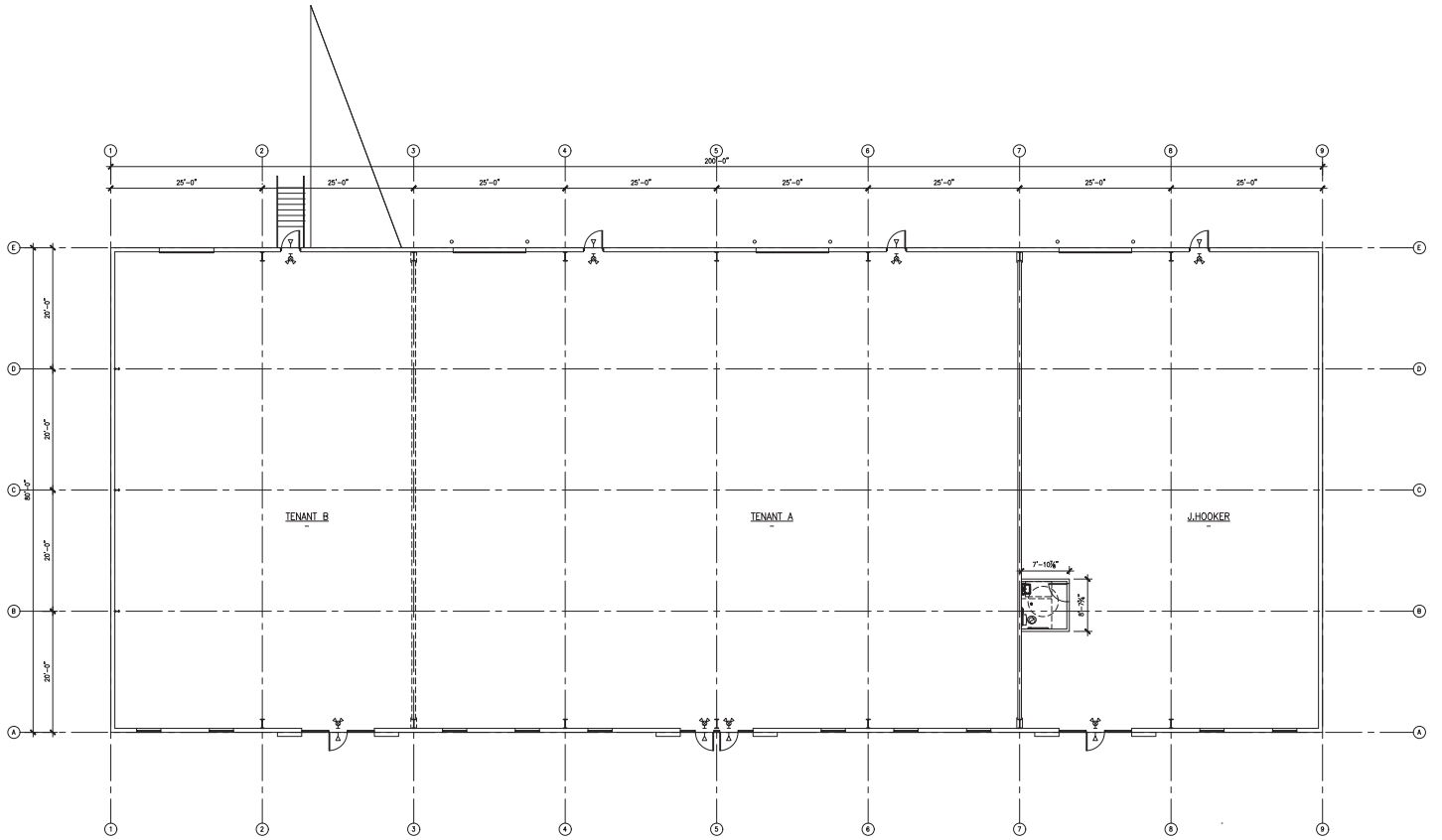
1000 - 1012 Cool Springs Industrial Drive O'Fallon, MO 63366

HIGHLIGHTS

- Proposed industrial building
- 8,000 SF - 16,000 SF available for lease
- 18' clear ceilings
- 3-phase power
- 3 drive-ins
- 1 dock door
- Outside storage permitted
- Great access to I-70
- Lease rate: \$11.00/SF, NNN

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Floor Plan



Renderings



North



East



South

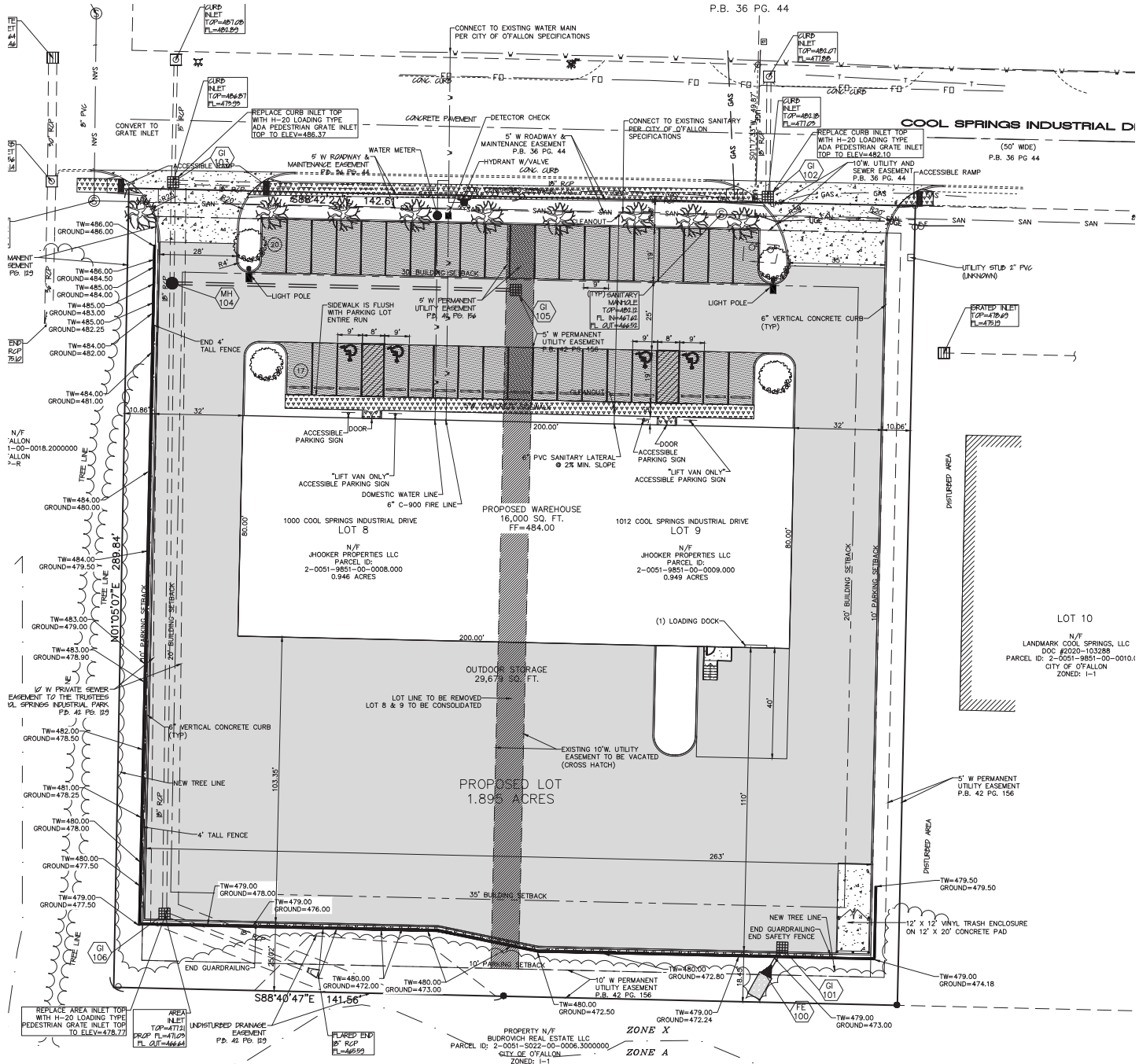


West

Site Plan

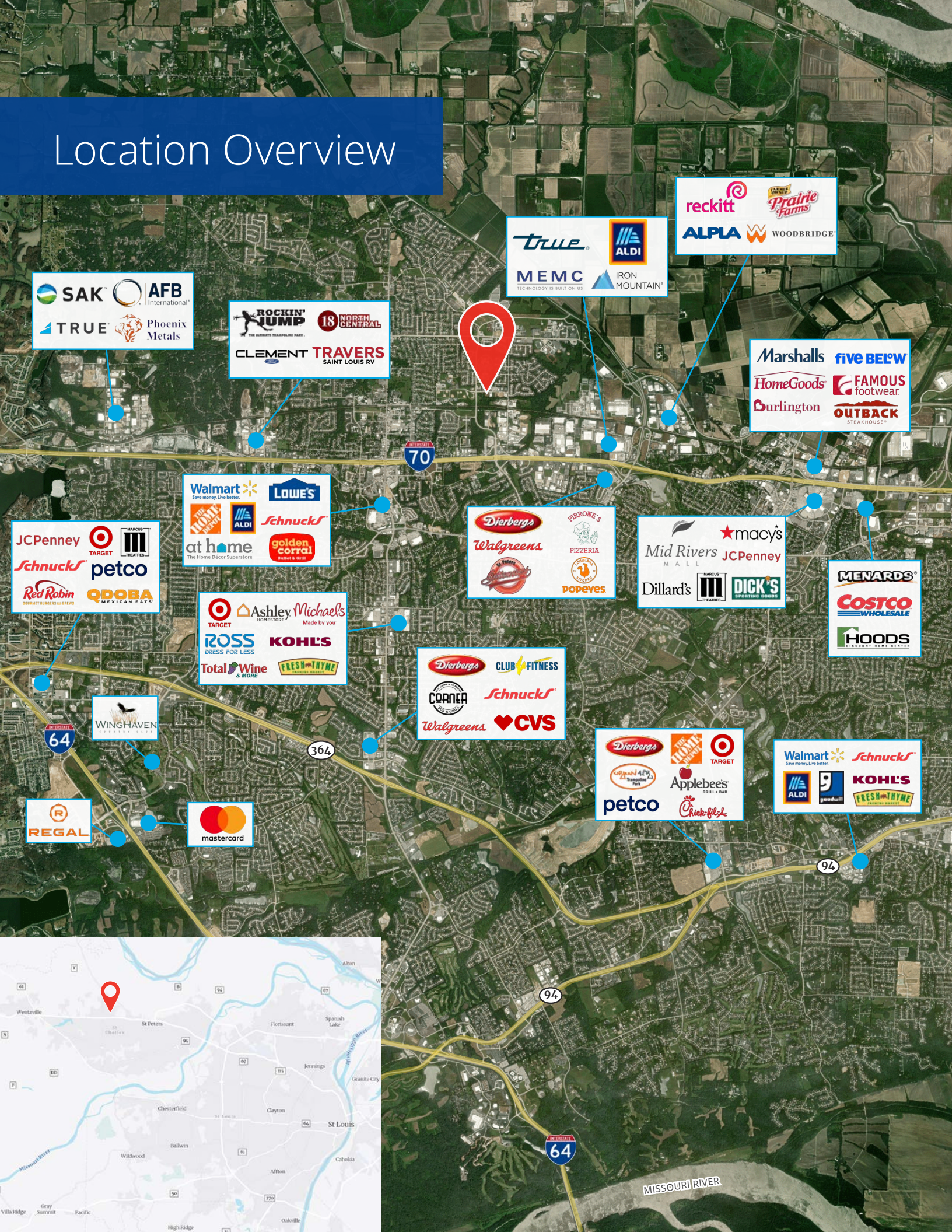
P.B. 36 PG. 44

COOL SPRINGS INDUSTRIAL DR (50' WIDE)
P.B. 36 PG 44



PROPERTY N/F BURDROW REAL ESTATE LLC
PARCEL ID: 2-0051-5022-00-0006-3000000
CITY OF O'FALLON
ZONED: 1-1
ZONE X
ZONE A

Location Overview



SAK AFB International
TRUE Phoenix Metals

ROCKIN' JUMP 18 NORTH CENTRAL
CLEMENT TRAVERS SAINT LOUIS RV

TRUE ALDI
MEMC IRON MOUNTAIN

reckitt Prairie Farms
ALPIA WOODBRIDGE

Marshalls five BELOW
HomeGoods FAMOUS footwear
Burlington OUTBACK STEAKHOUSE

Walmart Lowe's
at home golden CORRAL
Schnucks

Dierbergs Walgreens
PIZZERIA POPEYES

Mid Rivers MALL JCPenney
Dillard's DICK'S

MENARDS
COSTCO WHOLESALE
HOODS DISCOUNT HOME CENTER

JCPenney Target
Schnucks petco
Red Robin QDOBA MEXICAN EATS

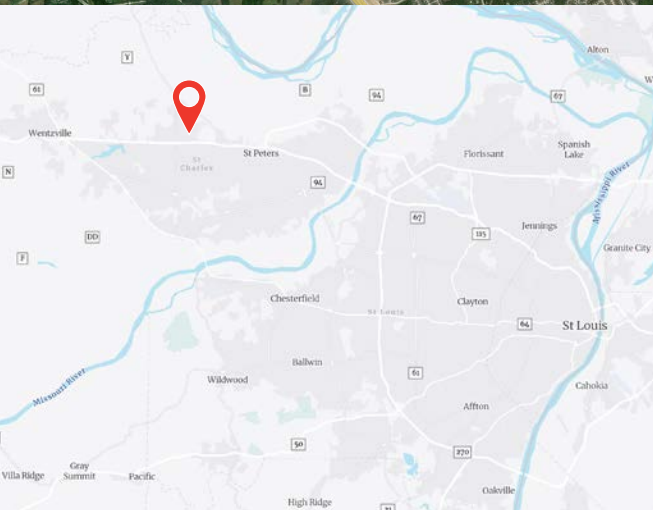
Ashley Michaels
ROSS Dress for Less KOHL'S
Total Wine & More FRESH THYME

Dierbergs CLUB FITNESS
COANEA Schnucks
Walgreens CVS

Dierbergs Target
petco Applebee's Grill & Bar
Crisp-filz

Walmart Schnucks
ALDI KOHL'S
FRESH THYME

REGAL
mastercard





Cool Springs Industrial Dr

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