



20-36 Commerce Drive

O'Fallon, MO

Building Size: 262,594 SF | 262,594 SF of Industrial Space Available

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20-36 Commerce Drive

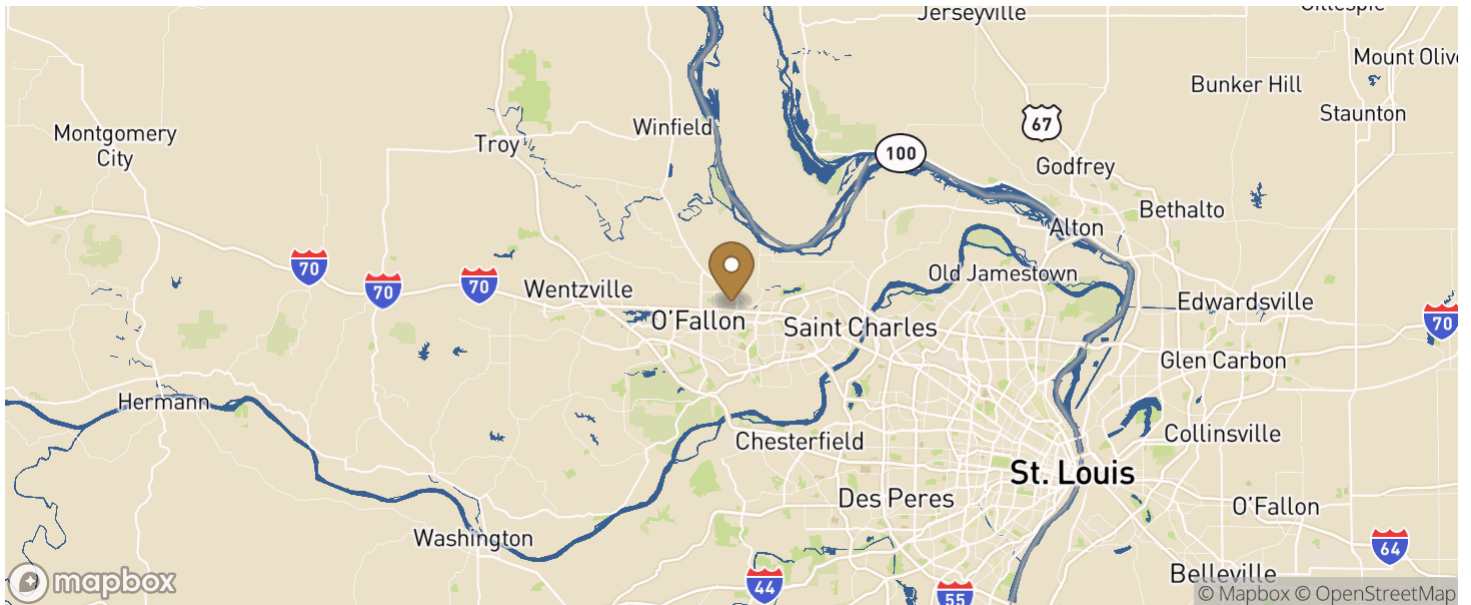
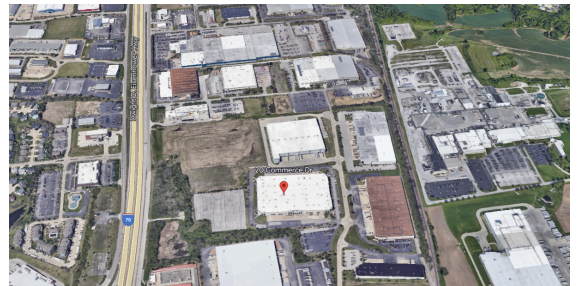
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Newly renovated Class A warehouse space featuring LED light fixtures (providing 30 FC at 36" AFF), remodeled office spaces, fresh paint, and additional enhancements.

Building Specifications

- Full Class A Building Available
- 262,594 SF Available
- Divisible to ±125,000 SF
- ±25,000 SF existing office/mezzanine
- Air Conditioned
- Cross Docked
- Loading:
- 32 dock doors (9' x 10') with levelers (expandable)
- 4 drive-in doors (12' x 14')
- Clear Height: 28'
- Sprinkler: ESFR
- Column Spacing: 50' w x 40' d, 50' speed bays
- Parking: 401 spaces
- Power: 3,000 amps / 480 v/ 3-Phase
- Year Built: 1999

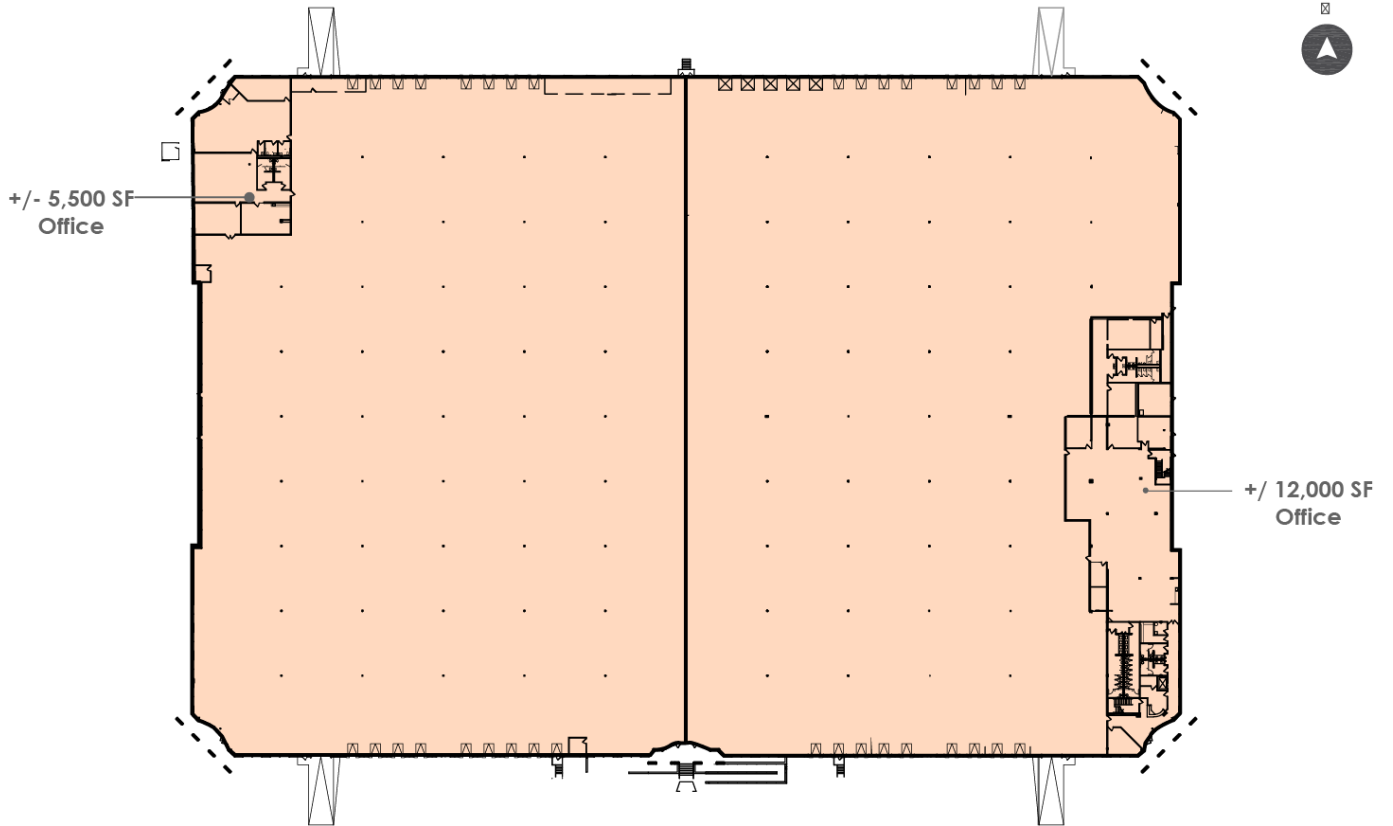


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Building Plan



Mezzanine

