

For Lease

Office/Warehouse Space

871 Midpoint Dr.
O'Fallon, MO 63366



- 9,937 SF Freestanding Building on .78 acre lot
- 3,200 SF of Office Space
- 4,000 SF Mezzanine
- Space Includes:
 - 1,200 amps of service
 - Clear Height High 18' 11", Clear Height Low 15' 10"
 - 3-phase electric
 - Oversized gas line
 - One 12x12 Overhead door and One 20' wide x 11.5" tall overhead door
 - Mechanic pit in the building to safely work on cars, trucks, or equipment
- Easy access to I-70 and Veterans Memorial Parkway
- Lease Rate: \$11.00 PSF, Modified Gross

Danny Wapelhorst

Vice President

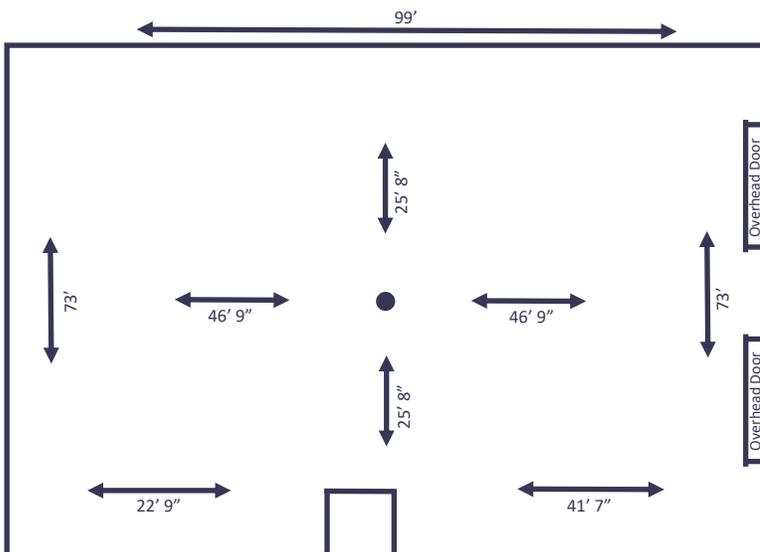
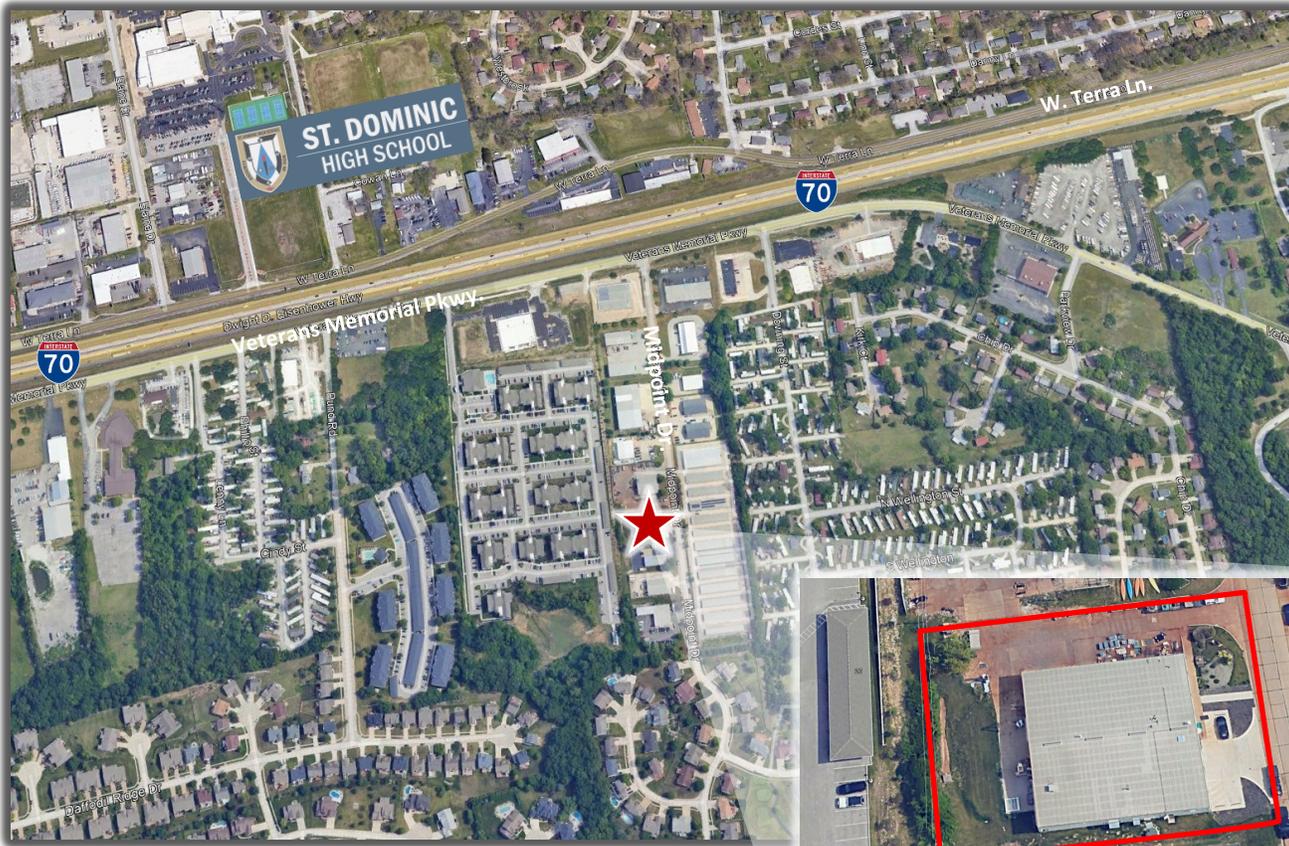
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CISSELL MUELLER
COMPANY, L.L.C

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Warehouse Floorplan (not to scale)

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