



1.06 Acres

TR HUGHES BLVD

COOL SPRINGS INDUSTRIAL DR



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FOR SALE

1048 Cool Springs Industrial Dr

O'Fallon, MO 63366

Asking Price:

\$288,585
(\$6.25 PSF)

CONTACT US

Chad Burkemper, SIOR

Executive Vice President
+1 314 584 6279
chad.burkemper@colliers.com

Colliers

101 South Hanley Road
Suite 1400
St. Louis, MO 63105
+1 314 863 4447
colliers.com/stlouis

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

Highlights

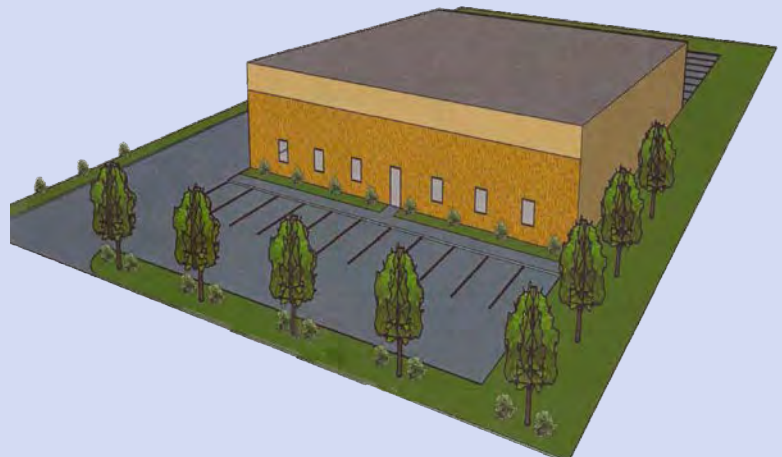
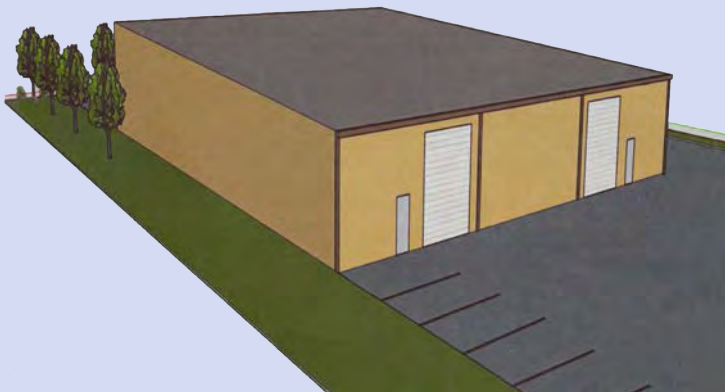
- 1.06-acre pad ready site
- Utilities to site
- Off-site storm water retention provided
- 8,000 SF - 12,000 SF proposed industrial building
- Zoned I-1: Light Industrial ([City of O'Fallon Zoning Map](#))
- 2025 Real Estate Taxes: \$8.00
- Easy access to I-70 and Highway 79 via TR Hughes Boulevard

SITE OVERVIEW

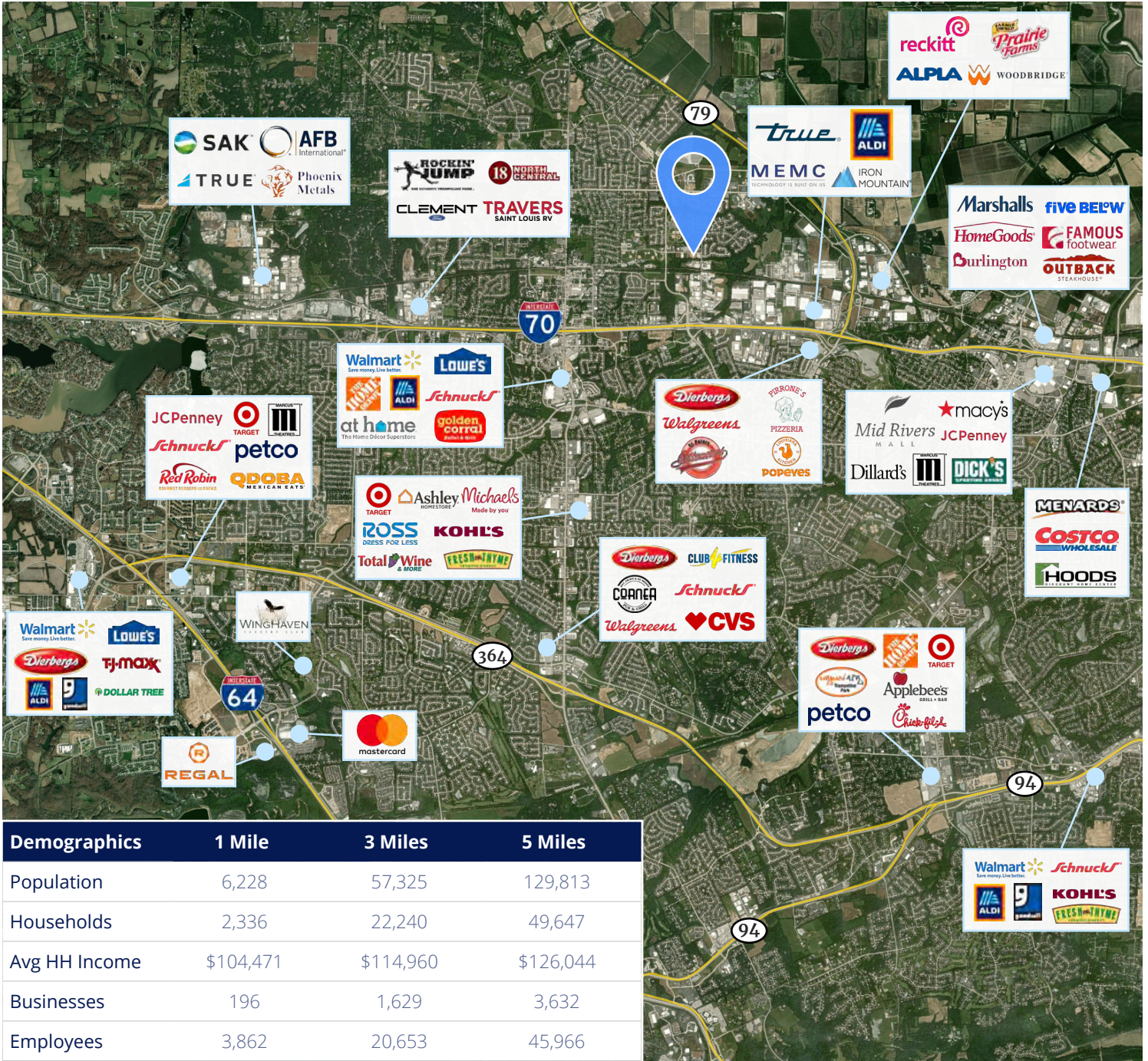


PROPOSED INDUSTRIAL BUILDING

- 8,000 SF - 12,000 SF industrial building
- 10% office finish
- 3-phase, 400 amp power
- Two (2) drive-in doors



LOCATION



Demographics	1 Mile	3 Miles	5 Miles
Population	6,228	57,325	129,813
Households	2,336	22,240	49,647
Avg HH Income	\$104,471	\$114,960	\$126,044
Businesses	196	1,629	3,632
Employees	3,862	20,653	45,966

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