

# 103 N. COOL SPRINGS ROAD

O'Fallon, MO 63366



**INDUSTRIAL FOR  
SUB-LEASE**  
21,300 +/- TOTAL SF AVAILABLE  
**NEW SUB-LEASE RATE:  
\$4.25 psf Modified Gross**



## HIGHLIGHTS

- 12% +/- Office Finish
- 15' – 23' Ceiling Height
- 2 Docks and 2 Drive-Ins
- Heavy Power
- Wet Sprinklered
- Located Near I-70 & T. R. Hughes Interchange
- Up to 7 Acres of Potential Outside Storage Available
- Sub-Lease Opportunity

 **Sperry Van Ness.**  
Infinity Commercial Group

For more information please contact:

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