



EQT | EXETER



20-30 Commerce Drive

O'Fallon, Missouri

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

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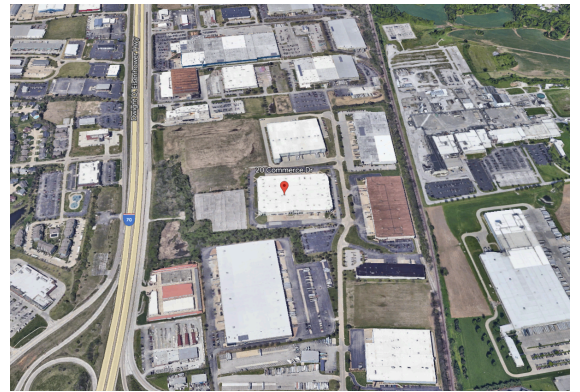
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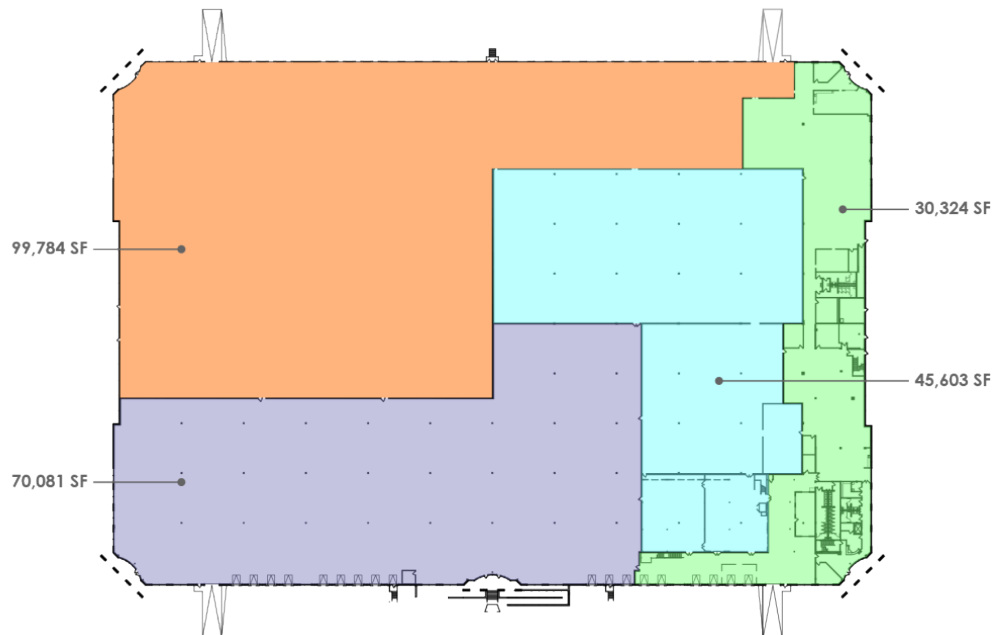
Building Specifications

- Industrial space available
- 262,594 SF total building size
- 262,594 SF available size
- Divisible to $\pm 125,000$ SF
- Full Class A Building Available
- $\pm 40,000$ SF existing office/mezzanine
- Air Conditioned
- Cross Docked
- 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



Existing Conditions

First Floor

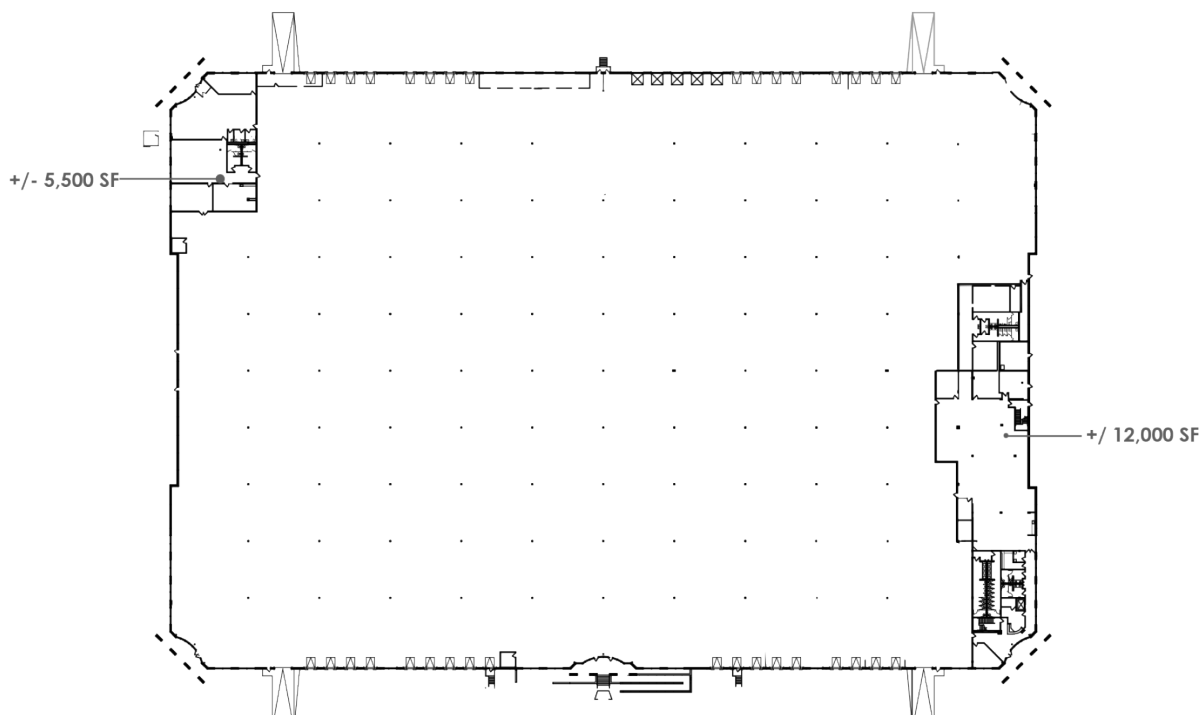


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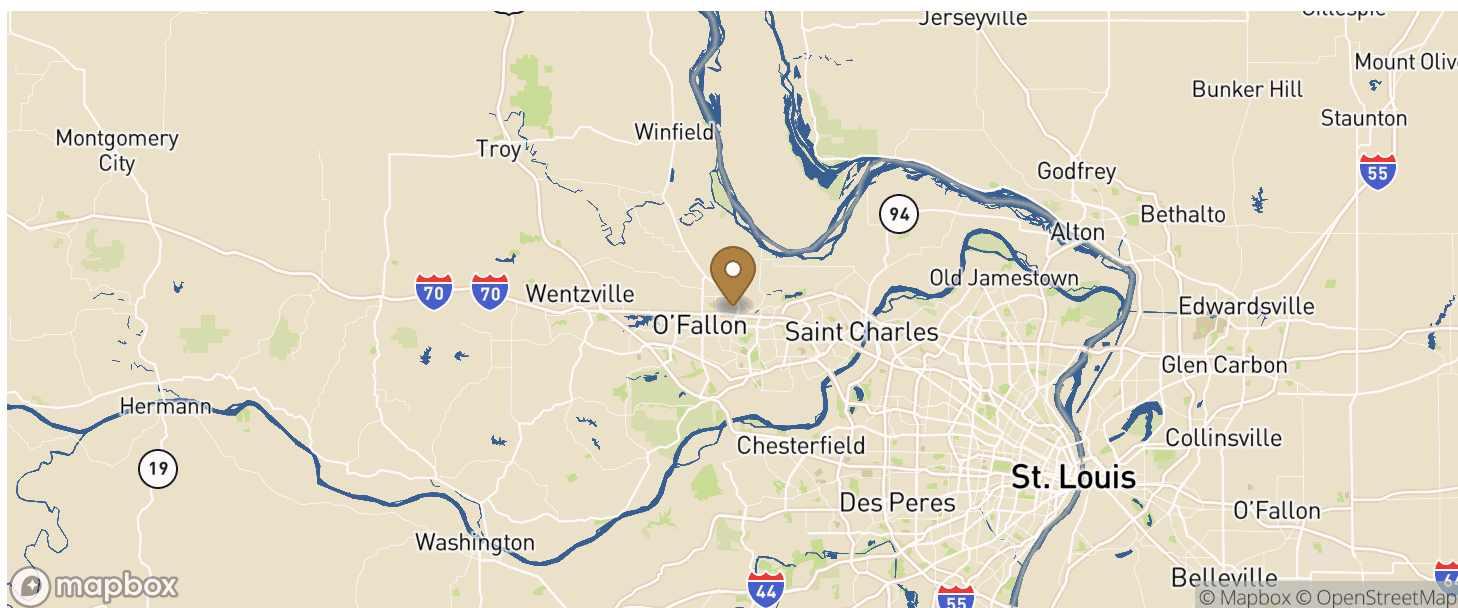
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Potential Future Plan



Location



Population

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WITHIN 10 MILES	
Total Population	357,044
Total Labor Force	156,140
Unemployment Rate	3.13%
Median Household Income	85,791
Warehouse Employees	4,416
High School Education Or Higher	67.84%