311 Cool Springs.
O Fallon, Mo 63366

SALE PRICE: $750,000

Tom Shaw Jr.
(314) 283-5064
tomshawjr@yahoo.com

Sharon Boyet
(636) 379-4201
Sharden Realty Inc
cmisharon@aol.com

This Location is a fantastic building and a great buy! Well kept with overhead dock doors and free span ceilings, halogen lighting, 3 phase electric, 24’ ceilings, close by hwy 70,2900sf finished offices, kitchen area, 2 locker rooms, 2 fixture ADA rest rooms, upgrade HAVC, possible lease or lease purchase. 10’ and 12’ dock doors with easy loading area. Outside storage

DIRECTIONS: *HWY 70 WEST TO NORTH ON TR HUGHS TO RIGHT ON WIDEL, LEFT ON COOL SPRINGS RD. TO 311 ON THE LEFT .*

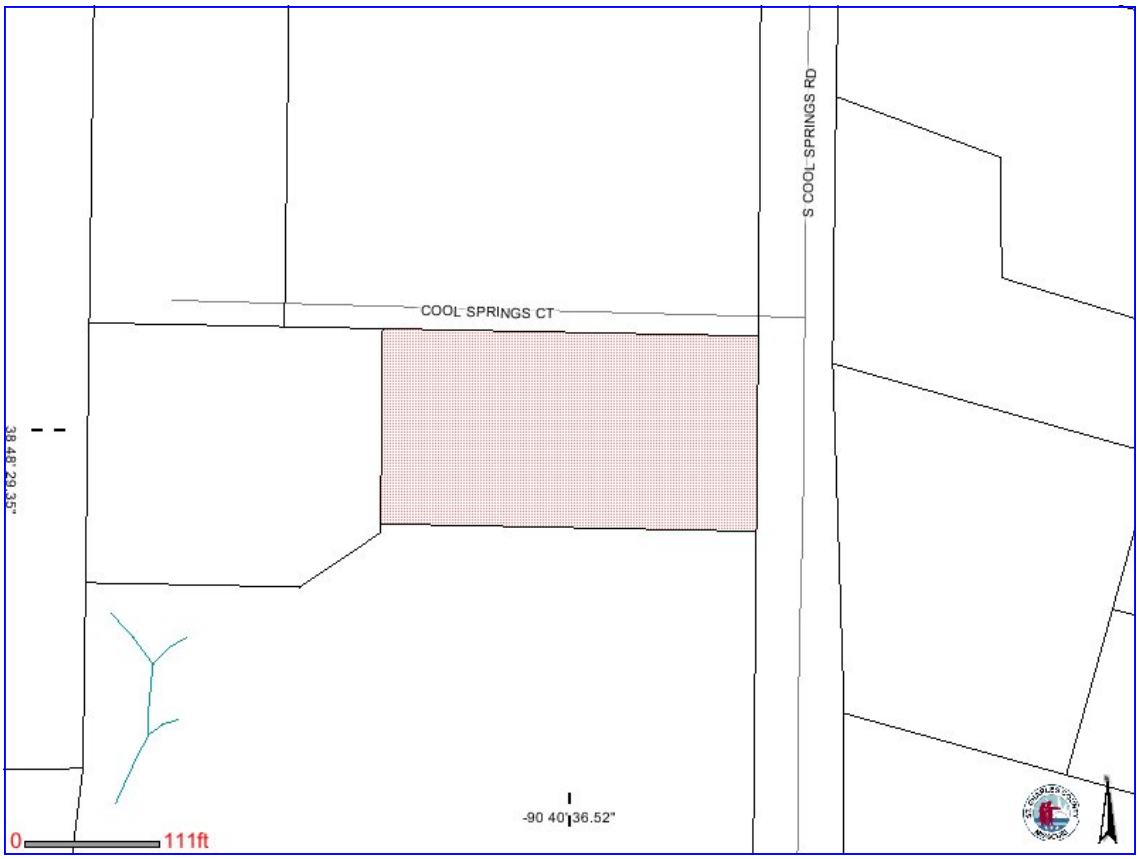
TOM SHAW REALTORS

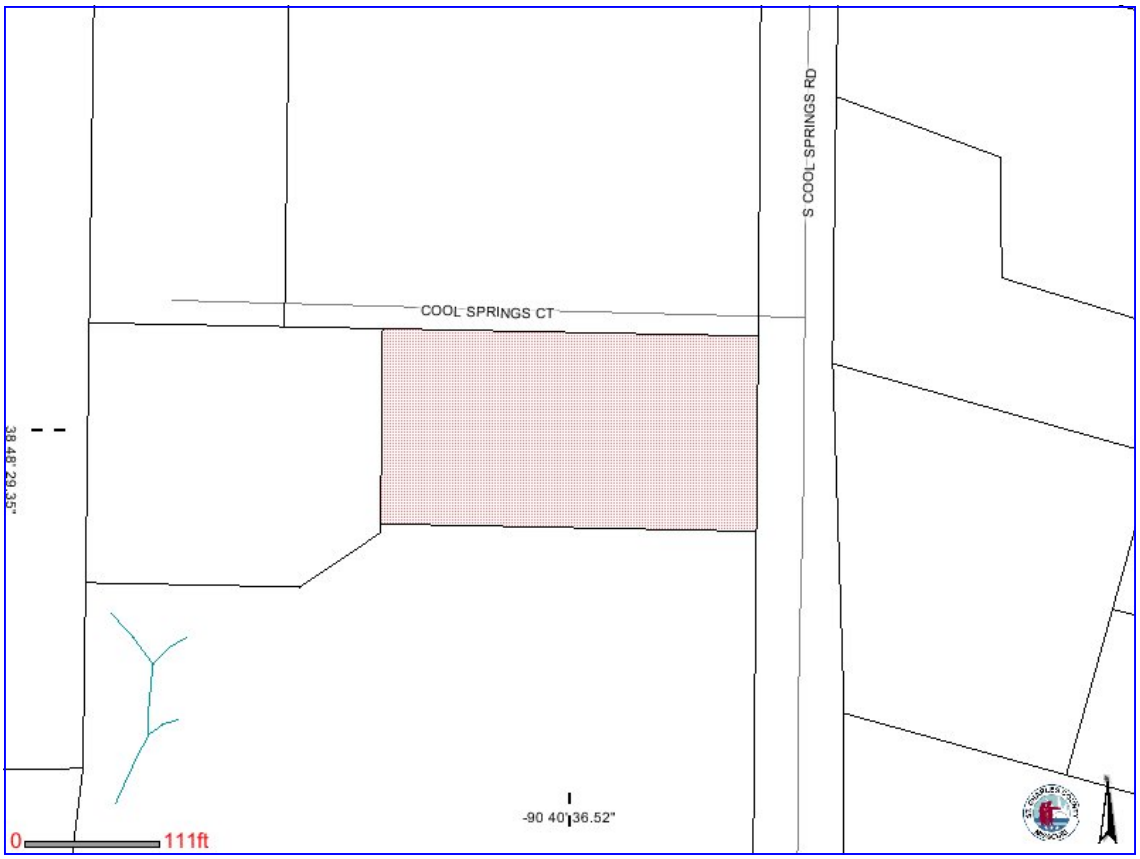
200 Long Road ◊ Suite 160 ◊ Chesterfield, Missouri 63005

Office: (636) 532-1922 ◊ Fax: (636) 532-0222 ◊ info@shawrealtors.com ◊ www.shawrealtors.com

Area Information / Property Description

County	St. Charles
Subdivision	None
Zoning	Manufactory
Lot Size	83’ X 84’
Lot Description	Level Lot
Street Access	City
Taxes	$ 11,677.00
Associations Fees & Restrictions	None
Utilities	Water: Yes Electric: Yes Phone: Yes Sewer: Yes Gas: Yes





The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property. **PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE**