

FOR SALE

\$750,000

- 5,000 SF Prime Office/Warehouse Space
- Great Location off I-70 and Veterans Memorial
- 2 Drive-in Bay Doors
- Zoning —"MUTD" Mixed-Use Traditional
- Approx. 30% Office / 70% Warehouse
- Site Acreage .50 Acre or 21,780 SF

Conveniently located in St. Charles County. Don't miss this rare opportunity for an owner-user to purchase the property and occupy and/or lease the space as an investment. Tenant occupied through May 2027.

819— 821 Mid Point Drive, O'Fallon, MO 63366



(636) 448-2646 or (636) 294-2811

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