GRANT INDUSTRIAL PARK
O'FALLON, MO 63366

Lot 2   4.39 acres
Lot 3   3.91 acres accommodating up to a 66,000 sf building - sold
Lot 4   1.09 acres accommodating up to a 14,000 sf building - sold
Lot 5   1.54 acres accommodating up to a 20,160 sf building - sold
Lot 6   2.17 acres accommodating up to a 26,400 sf building - sold
Lot 7   1.15 acres accommodating up to a 14,400 sf building
Lot 8   2.09 acres accommodating up to a 20,000 sf building
Lot 9   1.33 acres accommodating up to an 18,200 sf building

Lots 3, 5 & 6 can be combined to accommodate a large user. Engineering and site plan is available for a 90,000 sf building on 8+ acres.

Site Facts
Size: 20+ acres
Location: Approximately 35 miles west of the City of St. Louis along Interstate 70. Approximately 1-1/2 miles east of the intersection of I-70 and the North Service Road in the City of O'Fallon, St. Charles County, Missouri.   Excellent access to Highway 70.
Soils: All grading was supervised and tested by soil engineers.
Zoning: Light Industrial
Design Features: 36' concrete roads, full storm water detention, concrete storm water piping, and granular backfill at all street crossings.   Site designed to accommodate heavy truck traffic with circle roadway.

Utilities
Water: O'Fallon Municipal System. The system's capacity is <u>6 million gallons per day</u>. Source of water is 5 wells in O'Fallon. There is a looped 8-inch water line servicing each lot.
Sewage: O'Fallon Municipal System. The system's capacity is <u>10 million gallons per day</u>. Sewer service at each lot.
Electricity: Ameren UE Company (314) 342-1000, provides power to the site. Three phase 120/208 and 480 volt available.
Gas: Laclede Gas Company (314) 621-6960 or (800) 887-4173.
Telecommunications: CenturyTel Telephone (800) 201-4099, Charter Cable (636) 379-5477.

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