

# 10,977 SF OFFICE WAREHOUSE ON +/- 1.79 ACRES

141 Auto Court., O'Fallon, IL 62269

AVAILABLE



SALE PRICE: \$1,200,000

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP

141 Auto Court., O'Fallon, IL 62269



## LOCATION OVERVIEW



Trade area supports a population of 101,584 within a 5-mile radius



Adjacent to Lincoln Crossing, a 500,000 SF retail center



Average household income of \$81,892 within 1 mile

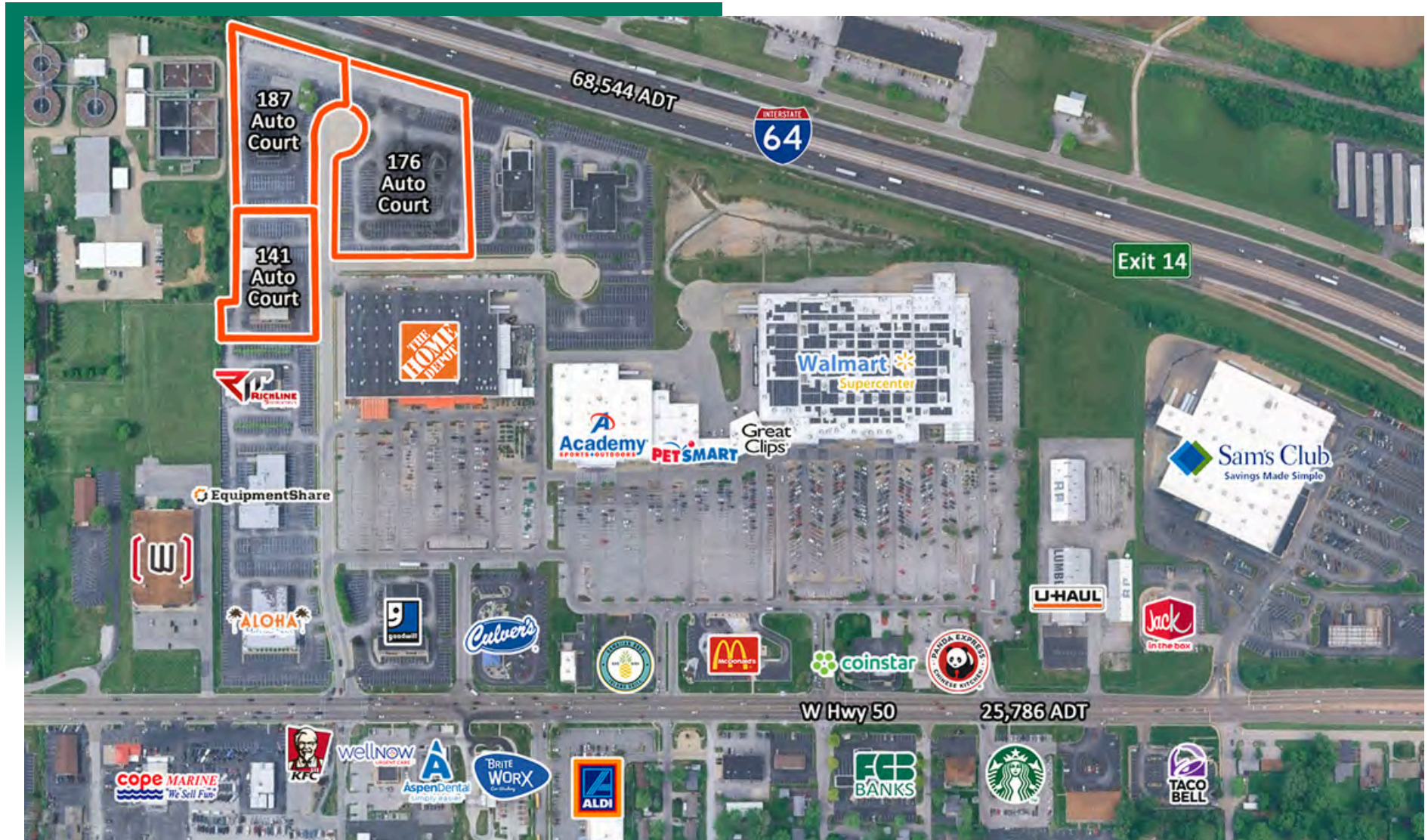


Trade area that includes over six million square feet of retail space within two miles



## AREA MAP

141 Auto Court., O'Fallon, IL 62269



TRAFFIC COUNT: W HWY 50

**25,786 ADT**



TRAFFIC COUNT: I-64

**68,544 ADT**



# PROPERTY INFORMATION

141 Auto Court., O'Fallon, IL 62269



PARCEL OUTLINE | +/-1.79 ACRES



REAR (2) 10'x10' OVERHEAD DOORS



FRONT (2) 10'x10' OVERHEAD DOORS



SIDE 10'x10' & 8'x10' OVERHEAD DOORS

## HIGHLIGHTS

- **141 Auto Court | O'Fallon, IL**
  - ±1.79 acres with a ±10,977 SF commercial building (B-2 General Business)
- **Building Layout:**
  - 1,528 SF office | 2,128 SF showroom/retail | 7,321 SF warehouse/shop
  - 14' clear height | 5 offices | 2 restrooms | Phase 3 power | floor drains
- **Access & Loading:**
  - (4) 10'x10', (1) 10'x12', (1) 8'x10' overhead doors
- **Site Features:**
  - 340' frontage facing Home Depot | 83 parking spaces | signalized access
- **Traffic & Location:**
  - 25,786 CPD (Hwy 50) | 68,544 CPD (I-64)
  - Located in a high-traffic retail corridor with national anchors
- **Additional Land:**
  - Expandable to ±8.28 acres with adjacent parcels
- **Contact: Brokers for more information**



# PROPERTY PHOTOS

141 Auto Court., O'Fallon, IL 62269

SHOWROOM



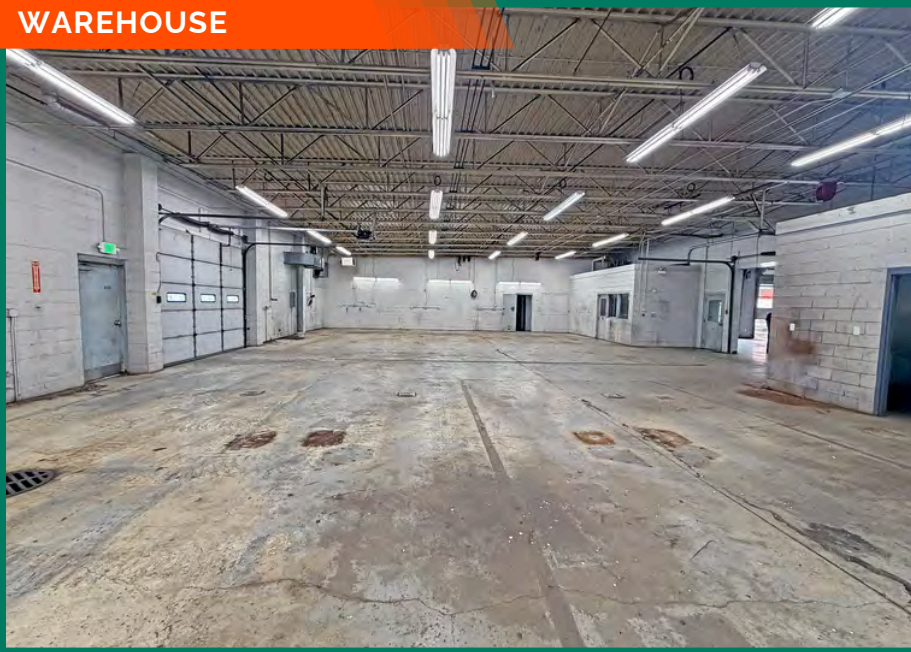
WAREHOUSE



WAREHOUSE



WAREHOUSE



OFFICE





## 2 ADDITIONAL AUTO COURT PROPERTIES

187 & 176 Auto Court., O'Fallon, IL 62269



### 187 AUTO COURT

3,096 SF Showroom on  $\pm 2.36$  Acres



### 176 AUTO COURT

3.7 $\pm$  acres of cleared commercial land



*Potential for a combined total of  $\pm 8.28$  contiguous acres across all three sites.*

## OFFICE/RETAIL PROPERTY SUMMARY

141 AUTO COURT

**LISTING #** 3232

### LOCATION DETAILS:

**Parcel #:** 03-26.0-101-066  
**County:** IL - St. Clair  
**Zoning:** B-2 General Business

### PROPERTY OVERVIEW:

**Building SF:** 10,977  
**Vacant SF:** 10,977  
**Min Divisible SF:** 10,977  
**Max Contig SF:** 10,977  
**Office SF:** 1,528  
**Retail SF:** 2,128  
**Signage:** Yes  
**Lot Size:** +/- 1.79 Acres  
**Frontage:** 340  
**Depth:** 257  
**Parking Spaces:** 83  
**Parking Surface Type:** Asphalt

### STRUCTURAL DATA:

**Year Built:** 1989  
**Ceilings:** 9' - 14'  
**Construction Type:** Concrete, Exterior - Block, Mixed



### SALE & LEASE INFORMATION:

**Sale Price:** \$1,200,000  
**Lease Rate:** Contact Broker

### FINANCIAL INFORMATION:

**Taxes:** \$28,904.20  
**Tax Year:** 2025

### DEMOGRAPHICS:

**Traffic Count:** 94,330 combined Highway 50 & I-64

### PROPERTY DESCRIPTION:

The property at 141 Auto Court in O'Fallon, IL 62269 offers a versatile commercial opportunity on approximately  $\pm 1.79$  acres. The site features a  $\pm 10,977$  square-foot building and is zoned B-2 General Business, making it suitable for a variety of uses in one of the Metro East's active retail trade areas. The building includes a functional layout with 1,528 square feet of office space, 2,128 square feet of showroom/retail space, and 7,321 square feet of warehouse/shop area. It is equipped with 14-foot clear height, multiple overhead doors—four 10' x 10' doors, one 10' x 12' door, and one 8' x 10' door—as well as floor drains and Phase 3 power. Additional features include five offices, two restrooms, and 83 parking spaces. The property boasts approximately 340 feet of frontage along Auto Court, directly facing Home Depot, and benefits from excellent visibility and access near a signalized intersection. Traffic counts are strong, with approximately 25,786 cars per day on W. Highway 50 and 68,544 cars per day on I-64. The surrounding suburban trade area includes several national retail anchors, enhancing its commercial appeal. There is also an opportunity to combine this property with adjacent parcels for a total of up to  $\pm 8.28$  acres of contiguous land. For more information, please contact the brokers