



Building Type:	Investment
Available SF:	18,858
Total SF:	18,858
Sale Price:	\$2,000,000
Last Updated:	Jan 22, 2025

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

Sands Investment Group is Pleased to Exclusively Offer for Sale a 18,858 SF Beacon Roofing NN Asset Located at 1285 West Terra Lane in OFallon, MO. This Deal Includes a Corporate Guarantee Tenant That is One of the Largest Distributors of Commercial and Residential Roofing/Construction Materials in the Country With Over 500+ Locations and Over \$9B+ in Revenue Annually, Providing For a Secured Investment. In Cooperation With Sands Investment Group Missouri, LLC - Lic. #2019044754 BoR: Tom Gorman - Lic. MO #2023012377 View Similar Investment Opportunities Read Additional Thought Leadership Content From SIG, Specializing in Absolute Triple Net Lease Opportunities

Population

	318,492	759,325	1,763,982
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	119,173	296,949	724,207
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

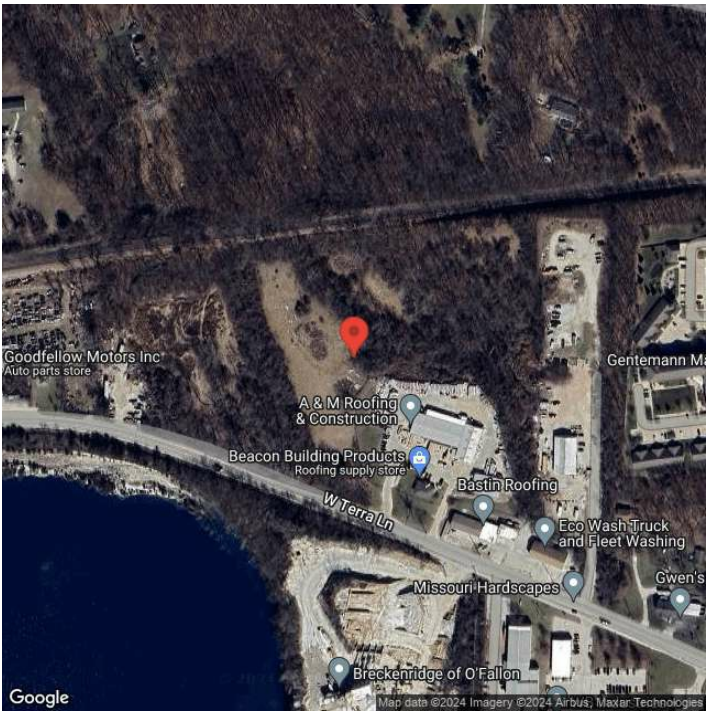
Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren

Property Images



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