

9,720 SF Shop/Office Building

2626 Camp Jackson Rd, Cahokia, Illinois 62206
St. Clair County

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Property Description

Former Auto Repair Office/Shop - Zoned M-2 Industrial

9,720 SF Former Auto Repair Office/Shop. Equipped with 3 Phase Electric, 2 Shop Bays, (2) 13'x14' OHD's and Compressed Airlines. 4,920 SF Office and 4,800 SF Shop Space.

1.78 Acre Fenced, Rocked Storage Yard with 443' of Frontage on IL Route 157 (Camp Jackson Rd.) Located less than 1 mile east of I-255, Exit 13.

Sale Includes former 3,000 SF Chinese Restaurant on 0.51 Acre Fenced Lot.

Sale Price: \$399,000

Basic Details

Listing No:	2156
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Office
Building Size (Sqft):	9,720 Sqft.
Total Sqft Available:	9,720 Sqft.
Sale Price:	\$399,000

Square Foot Information

Building Total Sqft:	9,720 Sqft.
Total Sqft Available:	9,720 Sqft.
Office:	4,920 Sqft.
Warehouse:	4,800 Sqft.
Min Divisible Sqft:	9,720 Sqft.
Max Contiguous Sqft:	9,720 Sqft.

Sale Price Per Sqft:	\$41.04
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Facility Information

Drive-In Doors:	2
Drive-In Door Size:	13'x14'
Heating:	Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	Fluorescent
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes
Yard:	1.2

Structural Data

Year Built:	1992
Clearance Min:	18 ft
Clearance Max:	18 ft
Bay Spacing:	60'x80'
Style:	Metal
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	City of Cahokia
Water Provider Location:	On Site
Sewer Provider:	City of Cahokia
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	400
Phase:	3
Low Volts:	120
High Volts:	240

Property Information

Parcel No:	07070302007 & 022 & 006
Zoning:	M-2 Industrial
Zoning By:	City of Cahokia
Prior Use:	Auto Repair
Parking:	30
Parking Surface Type:	Rocked
Property Tax:	\$12,459
Tax Year:	2018

Land Measurements

Acres:	1.78 Acre(s)
Frontage:	443 ft
Depth:	175 ft

Transportation

Interstate:	I-255, Exit 13 (1 Mile)
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