

## 90,000 SF Crane Served Manufacturing Warehouse on 12 Acres

2701 Converse Ave, East St. Louis, Illinois 62207  
St. Clair County

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### Basic Details

|                       |                                       |
|-----------------------|---------------------------------------|
| Listing No:           | 2852                                  |
| Sale Or Lease:        | For Sale                              |
| Property Type(s):     | Industrial, Industrial - Crane Served |
| Building Size (Sqft): | 90,000 Sqft.                          |
| Lot Size (Acres):     | 12 Acre(s)                            |
| Sale Price:           | \$1,975,000                           |
| Sale Price Per Sqft:  | \$21.94                               |

### Address

|                |                |
|----------------|----------------|
| Country:       | US             |
| State:         | IL             |
| County:        | St. Clair      |
| City:          | East St. Louis |
| Zipcode:       | 62207          |
| Street Number: | 2701           |
| Street:        | Converse       |
| Street Suffix: | Ave            |

### Square Foot Information

|                       |              |
|-----------------------|--------------|
| Building Total Sqft:  | 90,000 Sqft. |
| Total Sqft Available: | 90,000 Sqft. |
| Office:               | 2,000 Sqft.  |
| Warehouse:            | 88,000 Sqft. |

### Facility Information

|                      |           |
|----------------------|-----------|
| Truck Dock:          | 2         |
| Truck Dock Size:     | 8'x10'    |
| Drive-In Doors:      | 10        |
| Drive-In Door Size:  | Varies    |
| Overhead Cranes:     | Yes       |
| Overhead Crane Size: | (5) 5 Ton |
| Heating:             | Office    |
| Cooling:             | Office    |

|                   |     |
|-------------------|-----|
| Lighting:         | LED |
| Skylights:        | Yes |
| Men's Restroom:   | Yes |
| Women's Restroom: | Yes |
| Ventilation:      | Yes |
| Compressed Air:   | Yes |

## Property Information

|                          |   |
|--------------------------|---|
| Parcel No:               | 02-30.0-110-057;058,02-30<br>.0-111-073,02-30.0-201-02<br>4,02-30.0-202-030;031;032<br>;033;034;035;036;063;065 |
| Zoning:                  | Industrial  |
| Zoning By:               | St. Clair County  |
| Prior Use:               | Manufacturing   |
| Survey:                  | Yes   |
| Environmental:           | Yes   |
| Parking:                 | 100   |
| Parking Surface<br>Type: | Rock  |
| Tax Year:                | 2025  |

## Structural Data

|                  |                     |
|------------------|---------------------|
| Year Built:      | 1950                |
| Rehab Year:      | 2023                |
| Clearance Min:   | 14 ft               |
| Clearance Max:   | 25 ft               |
| Bay Spacing:     | Varies              |
| Style:           | Steel Frame         |
| Roof:            | Metal               |
| Exterior:        | Metal               |
| Floors:          | 1                   |
| Floor Type:      | Reinforced Concrete |
| Floor Thickness: | Varies              |
| Floor Drains:    | Yes                 |

## Land Measurements

|           |            |
|-----------|------------|
| Acres:    | 12 Acre(s) |
| Frontage: | 500 ft     |
| Depth:    | 875 ft     |

## Utility Information

|                                |                         |
|--------------------------------|-------------------------|
| Water Provider:                | Illinois American Water |
| Water Provider<br>Location:    | On Site                 |
| Sewer Provider:                | Metro-East Sanitary     |
| Sewer Provider<br>Location:    | On Site                 |
| Gas Provider:                  | Ameren IL               |
| Gas Provider<br>Location:      | On Site                 |
| Electric Provider:             | Ameren IL               |
| Electric Provider<br>Location: | On Site                 |
| AMPS:                          | 1000                    |
| Phase:                         | 3                       |
| Low Volts:                     | 120                     |
| High Volts:                    | 480                     |

## Transportation

|             |                                 |
|-------------|---------------------------------|
| Interstate: | 2.7 Miles to I-255              |
| Rail:       | Adjacent - Norfolk Southern     |
| Barge:      | Mississippi River (3.2 Miles)   |
| Airport:    | Downtown St. Louis (4<br>Miles) |