

25,000-50,000 SF Crane Served Heavy Manufacturing Space

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

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Basic Details

Listing No:	2852
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Crane Served
Building Size (Sqft):	90,000 Sqft.
Lot Size (Acres):	12 Acre(s)
Total Sqft Available:	50,000 Sqft.
Lease Rate:	\$3.00 Per Sqft
Lease Type:	NNN
Lease Term:	Negotiable

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.
Direct Lease:	50,000 Sqft.
Office:	2,000 Sqft.
Warehouse:	48,000 Sqft.
Min Divisible Sqft:	25,000 Sqft.
Max Contiguous Sqft:	50,000 Sqft.

Facility Information

Truck Dock:	2
Truck Dock Size:	8'x10'
Drive-In Doors:	10
Drive-In Door Size:	12' x 22'
Overhead Cranes:	Yes
Overhead Crane Size:	(3) 5 Ton

Insulated:	Yes
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 .0-111-073,02-30.0-201-02 4,02-30.0-202-030;031;032 ;033;034;035;036;063;065
Zoning:	Industrial
Zoning By:	St. Clair County
Prior Use:	Manufacturing
Parking:	100
Parking Surface Type:	Rock
Property Tax:	\$10,695
Tax Year:	2022

Structural Data

Year Built:	1950
Rehab Year:	2016
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:	6"
Floor Drains:	Yes

Land Measurements

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

Utility Information

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

Transportation

Interstate:	I-64; I-255
Rail:	Adjacent
Barge:	Mississippi River (3.2 Miles)
Airport:	Downtown St. Louis (4 Miles)