

## 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. |
| Warehouse:           | 50,000 Sqft. |
| Min Divisible Sqft:  | 50,000 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<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   |
| Parking:                 | 100   |
| Parking Surface<br>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<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: | I-64; I-255                     |
| Rail:       | Adjacent                        |
| Barge:      | Mississippi River (3.2 Miles)   |
| Airport:    | Downtown St. Louis (4<br>Miles) |