

## Light Industrial Office/Warehouse

5 Commerce Dr, Freeburg, Illinois 62243  
St. Clair County

**Matt Barriger**

Phone: 618-973-5507

Email: mattb@barbermurphy.com



### Basic Details

Listing No:	2627
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Office
Building Size (Sqft):	10,920 Sqft.
Lot Size (Acres):	1 Acre(s)
Sale Price:	\$485,000
Sale Price Per Sqft:	\$44.41

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Freeburg
Zipcode:	62243
Street Number:	5
Street:	Commerce
Street Suffix:	Dr

### Square Foot Information

Building Total Sqft:	10,920 Sqft.
Office:	1,500 Sqft.
Warehouse:	9,420 Sqft.
Min Divisible Sqft:	10,920 Sqft.
Max Contiguous Sqft:	8,400 Sqft.

### Facility Information

Drive-In Doors:	2
Drive-In Door Size:	8'
Heating:	Yes
Cooling:	Yes
Insulated:	Yes
Lighting:	LED
Skylights:	Yes
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	14-310-227-003 & 14-31.0-227-004
Zoning:	I-2 Moderate Industrial
Zoning By:	Freeburg
Prior Use:	Light Industrial
Parking:	18
Parking Surface Type:	Asphalt
Property Tax:	\$13,129.70
Tax Year:	2022

## Land Measurements

Acres:	1 Acre(s)
Frontage:	183 ft

## Structural Data

Year Built:	2002
Clearance Min:	8 ft
Clearance Max:	12 ft
Roof:	Asphalt Shingles
Floors:	1
Floor Type:	Concrete
Floor Drains:	Yes
Siding:	Vinyl Siding

## Utility Information

Water Provider:	City of Freeburg
Water Provider Location:	On Site
Sewer Provider:	City of Freeburg
Sewer Provider Location:	On Site
Gas Provider:	Propane
Gas Provider Location:	On Site
Electric Provider:	City of Freeburg
Electric Provider Location:	On Site
AMPS:	400 KVA
Phase:	3-Phase
Low Volts:	120
High Volts:	240