



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

Industrial Building for Sale with Fenced and Secured Lot

8853 Petroff Dr, Caseyville, Illinois 62232
St. Clair County

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Basic Details

Listing No:	2768
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	4,764 Sqft.
Lot Size (Acres):	1 Acre(s)
Total Sqft Available:	4,764 Sqft.
Sale Price:	\$450,000
Sale Price Per Sqft:	\$94.50

Address

Country:	US
State:	IL
County:	St. Clair
City:	Caseyville
Zipcode:	62232
Street Number:	8853
Street:	Petroff
Street Suffix:	Dr

Square Foot Information

Building Total Sqft:	4,764 Sqft.
Office:	1,200 Sqft.
Warehouse:	3,564 Sqft.

Facility Information

Drive-In Doors:	2
Drive-In Door Size:	12'x16'
Heating:	Warehouse
Cooling:	Office
Lighting:	LED
Compressed Air:	Yes

Property Information

Parcel No:	02-13.0-402-038
Zoning:	B-2
TIF:	Yes
Parking:	40
Parking Surface Type:	Gravel, Secure Lot
Property Tax:	\$12,530
Tax Year:	2022

Land Measurements

Acres:	1 Acre(s)
Frontage:	100 ft
Depth:	250 ft

Transportation

Interstate:	I-64 and I-255
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Structural Data

Year Built:	1957
Rehab Year:	2023
Clearance Min:	9 ft
Clearance Max:	20 ft
Exterior:	Concrete Block
Floors:	1
Floor Type:	Concrete
Floor Thickness:	8"

Utility Information

Water Provider:	City of Caseyville
Water Provider Location:	On Site
Sewer Provider:	City of Caseyville
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	200
Phase:	Single
Low Volts:	120
High Volts:	240