

2 Story Office Building & 1,800 SF Warehouse

3375 Route 162, Granite City, Illinois 62040
Madison County

John L. Eichenlaub

Phone: 618-570-8344

Email: johne@barbermurphy.com



Basic Details

Listing No:	2793
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Industrial - Crane Served
Building Size (Sqft):	11,250 Sqft.
Lot Size (Acres):	3.45 Acre(s)
Total Sqft Available:	11,250 Sqft.
Sale Price:	\$439,000
Sale Price Per Sqft:	\$38.85

Address

Country:	US
State:	IL
County:	Madison
City:	Granite City
Zipcode:	62040
Street Number:	3375
Street:	Route 162

Square Foot Information

Building Total Sqft:	11,250 Sqft.
Total Sqft Available:	11,250 Sqft.
Office:	9,500 Sqft.
Warehouse:	1,750 Sqft.
Min Divisible Sqft:	11,250 Sqft.
Max Contiguous Sqft:	11,250 Sqft.

Facility Information

Drive-In Doors:	2
Drive-In Door Size:	14' Drive Thru doors
Overhead Cranes:	Yes
Overhead Crane Size:	(2) 1 Ton Cranes
Heating:	Yes
Cooling:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	22-1-20-16-00-000-022.00 1
Zoning:	M-1
Prior Use:	Office/Warehouse
Parking:	30
Parking Surface Type:	Asphalt
Property Tax:	\$14,103
Tax Year:	2022
Traffic Count:	6,200
Topography:	Flat

Land Measurements

Total Acres Available:	3.45 Acre(s)
Acres:	3.45 Acre(s)
Frontage:	160 ft

Transportation

Interstate:	I-270 & i-255 (Less than 4 miles)
Airport:	St. Louis Airport (12 Miles)

Structural Data

Year Built:	1978
Rehab Year:	2021
Clearance Min:	8 ft
Clearance Max:	16 ft
Bay Spacing:	Clear Span
Exterior:	Brick, Metal
Floors:	2
Floor Thickness:	6"

Utility Information

Water Provider:	City Served
Water Provider Location:	On Site
Sewer Provider:	Septic
Sewer Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
Phase:	3 Phase
Low Volts:	277
High Volts:	480