

## 15,000 SF Office/Warehouse

2401 Mississippi Ave., Sauget, Illinois 62201  
St. Clair County

**Steve Zuber - CCIM, SIOR**

Phone: 314-409-7283

Email: [steve@barbermurphy.com](mailto:steve@barbermurphy.com)

**Cole . Hensel**

Phone: 618-606-2646

Email: [coleh@barbermurphy.com](mailto:coleh@barbermurphy.com)



### Basic Details

Listing No:	1523
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	30,000 Sqft.
Lot Size (Acres):	0.27 Acre(s)
Total Sqft Available:	15,000 Sqft.
Lease Rate:	\$6.00 Per Sqft
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Sauget
Zipcode:	62201
Street Number:	2401
Street:	Mississippi
Street Suffix:	Ave.

### Square Foot Information

Building Total Sqft:	30,000 Sqft.
Direct Lease:	15,000 Sqft.
Office:	1,258 Sqft.
Warehouse:	13,742 Sqft.
Min Divisible Sqft:	15,000 Sqft.
Max Contiguous Sqft:	15,000 Sqft.

### Facility Information

Drive-In Doors:	3
Drive-In Door Size:	(2) 12'x12', (1) 12'x14'
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Sprinklers:	Yes
Lighting:	Metal Halide
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	01230411014;019
Zoning:	D-2
Industrial Park:	Big River Zinc
Enterprise Zone:	Yes
Survey:	Yes
Environmental:	Yes
Parking:	10
Parking Surface Type:	Asphalt

## Structural Data

Year Built:	1972
Rehab Year:	2015
Clearance Min:	21 ft
Clearance Max:	28 ft
Bay Spacing:	Varies
Style:	Steel Frame
Roof:	Metal
Exterior:	Metal
Sprinklers:	Yes
Floors:	2
Floor Type:	Reinforced
Floor Thickness:	6"
Floor Drains:	Yes

## Utility Information

Sewer Provider:	American Bottoms
Sewer Provider Location:	On Site
Gas Provider:	Center Point
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	400
Phase:	Single
Low Volts:	220
High Volts:	240

## Transportation

Interstate:	I-55/70 & I-64
Rail:	KCS Terminal (on site)
Barge:	SCF Marine & Watco
Airport:	St. Louis Downtown