

# BARBERMURPHY

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

## 9,720 SF Office/Warehouse

2626 Camp Jackson Road, Cahokia Heights, Illinois 62206  
St. Clair County

**Steve Zuber - CCIM, SIOR**  
Phone: 314-409-7283  
Email: steve@barbermurphy.com

**Cole . Hensel**  
Phone: 618-606-2646  
Email: coleh@barbermurphy.com



### Basic Details

Listing No:	2840
Sale Or Lease:	For Sale
Property Type(s):	Industrial - Temperature Controlled
Building Size (Sqft):	9,720 Sqft.
Total Sqft Available:	9,720 Sqft.
Sale Price:	\$650,000
Sale Price Per Sqft:	\$66.87

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Cahokia Heights
Zipcode:	62206
Street Number:	2626
Street:	Camp Jackson
Street Suffix:	Road

### Square Foot Information

Building Total Sqft:	9,720 Sqft.
Total Sqft Available:	9,720 Sqft.
Direct Lease:	9,720 Sqft.
Office:	4,920 Sqft.
Warehouse:	4,800 Sqft.
Min Divisible Sqft:	9,720 Sqft.
Max Contiguous Sqft:	9,720 Sqft.

### Facility Information

Heating:	Warehouse
Cooling:	Office
Sprinklers:	NO
Lighting:	Fluorescent
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	07070302007 & 022 & 006
Zoning:	M-2 Industrial
Parking:	30
Parking Surface Type:	Rocked
Property Tax:	\$7,413
Tax Year:	2022

## Structural Data

Rehab Year:	1992
Clearance Min:	18 ft
Clearance Max:	18 ft
Bay Spacing:	Clear Span
Style:	Metal
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Land Measurements

Total Acres Available:	1.78 Acre(s)
Frontage:	443 ft
Depth:	175 ft

## Utility Information

Water Provider:	Cahokia
Water Provider Location:	On Site
Sewer Provider:	Cahokia
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	400
Phase:	3 Phase
Low Volts:	120
High Volts:	240

## Transportation

Interstate:	I-255
Airport:	St. Louis Downtown