

99,616 SF Warehouse with 9 Acres for Truck Parking

1002-1100 Camp Jackson Rd, Cahokia Heights, Illinois
62206
St. Clair County

Steve Zuber - SIOR, CCIM

Phone: 314-409-7283

Email: steve@barbermurphy.com

Cole . Hensel

Phone: 618-606-2646

Email: coleh@barbermurphy.com



Basic Details

Listing No:	2842
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	99,616 Sqft.
Lot Size (Acres):	19.84 Acre(s)
Total Sqft Available:	99,616 Sqft.
Lease Rate:	\$4.95 Per Sqft
Lease Type:	NNN

Address

Country:	US
State:	IL
County:	St. Clair
City:	Cahokia Heights
Zipcode:	62206
Street Number:	1002-1100
Street:	Camp Jackson
Street Suffix:	Rd

Property Information

Parcel No:	06-02.0-301-022
Zoning:	B2
Prior Use:	Retail
TIF:	Yes
Enterprise Zone:	Yes
Parking:	400+
Parking Surface Type:	Paved

Structural Data

Year Built:	1960
Class:	C
Clearance Max:	20 ft
Exterior:	Brick/Concrete Block
Floors:	1
Total Units:	16

Property Tax:	\$51,836
Tax Year:	2022
Traffic Count:	12,500

Land Measurements

Acres:	19.84 Acre(s)
Frontage:	950 ft
Depth:	500 ft

Transportation

Interstate:	I-255
-------------	-------