

Industrial Investment - Single Tenant - NNN Lease

2161 Adams St, Granite City, Illinois 62040
Madison County

Steve Zuber - CCIM, SIOR

Phone: 314-409-7283

Email: steve@barbermurphy.com

Carter Marteeny - CCIM

Phone: 618-304-3917

Email: carterm@barbermurphy.com



Basic Details

Listing No:	2857
Sale Or Lease:	For Sale
Property Type(s):	Investment, Industrial
Building Size (Sqft):	104,000 Sqft.
Lot Size (Acres):	7.16 Acre(s)
Total Sqft Available:	104,000 Sqft.
Sale Price:	\$6,400,000
Sale Price Per Sqft:	\$64
CAP Rate:	7.50%

Address

Country:	US
State:	IL
County:	Madison
City:	Granite City
Zipcode:	62040
Street Number:	2161
Street:	Adams
Street Suffix:	St

Facility Information

Truck Dock:	3
Dock Levelers:	Yes
Drive-In Doors:	11
Overhead Cranes:	Yes
Heating:	Central, Office & Warehouse are Temperature contro
Cooling:	Central, Office & Warehouse are

Property Information

Parcel No:	22-2-19-13-20-401-003 & 22-2-19-13-16-005-001
Zoning:	M-2- Light Industrial Manufacturing
Complex:	Good
Prior Use:	Manufacturing
Environmental:	Yes
Parking:	78

	Temperature contro
Sprinklers:	Wet Pipe System
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Compressed Air:	Yes

Structural Data

Year Built:	1970
Rehab Year:	2019
Clearance Max:	16.50 ft
Bay Spacing:	Varies
Roof:	Metal
Exterior:	Metal/Mixed
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6'-12'

Utility Information

Water Provider:	Illinois American Water
Water Provider Location:	On-Site
Sewer Provider:	City Served
Sewer Provider Location:	On-Site
Gas Provider:	Ameren Illinois
Gas Provider Location:	On-Site
Electric Provider:	Ameren Illinois
Electric Provider Location:	On-Site
AMPS:	600
Phase:	3
High Volts:	400

Income and Expenses

Gross Rental Income:	\$480,000
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Parking Surface Type:	Exposed, Secured Concrete
Property Tax:	\$47,809
Tax Year:	2022
Topography:	Flat

Land Measurements

Acres:	7.16 Acre(s)
Frontage:	590 ft
Depth:	548 ft

Transportation

Interstate:	5 miles to I-270/55/70
Rail:	Kansas City Southern, Norfolk Southern