

15,000 SF Food Grade Manufacturing Facility

1683 Sauget Business Blvd, Sauget, Illinois 62206
St. Clair County

Steve Zuber - CCIM, SIOR

Phone: 314-409-7283

Email: steve@barbermurphy.com

Wayne Barber, Jr. - SIOR

Phone: 618-593-4000

Email: wayne@barbermurphy.com



Basic Details

Listing No:	2875
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Industrial - Temperature Controlled
Building Size (Sqft):	15,000 Sqft.
Total Sqft Available:	15,000 Sqft.
Sale Price:	\$1,995,000
Sale Price Per Sqft:	\$133

Address

Country:	US
State:	IL
County:	St. Clair
City:	Sauget
Zipcode:	62206
Street Number:	1683
Street:	Sauget Business
Street Suffix:	Blvd

Square Foot Information

Building Total Sqft:	15,000 Sqft.
Total Sqft Available:	15,000 Sqft.
Direct Lease:	15,000 Sqft.
Office:	1,352 Sqft.
Warehouse:	13,648 Sqft.
Max Contiguous Sqft:	15,000 Sqft.

Facility Information

Truck Dock:	1
Dock Levelers:	Yes
Heating:	Throughout
Cooling:	Throughout
Sprinklers:	Wet Pipe System
Lighting:	Fluorescent
Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	Yes
Ventilation:	Yes

Property Information

Parcel No:	01-26-0-402-009
Zoning:	Light Industrial
Industrial Park:	Sauget Business Park
Prior Use:	Food Processing
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$17,472
Tax Year:	2022

Land Measurements

Total Acres Available:	4.22 Acre(s)
Frontage:	390 ft
Depth:	475 ft

Transportation

Interstate:	I-255
Rail:	Union Pacific Railroad
Airport:	St. Louis Downtown Airport

Structural Data

Year Built:	2007
Rehab Year:	2022
Class:	A
Clearance Max:	20 ft
Bay Spacing:	40'x60'
Style:	Concrete, Tilt-up
Sprinklers:	Yes
Floors:	2
Floor Type:	Reinforced Concrete
Floor Drains:	Yes

Utility Information

Water Provider:	Cahokia Commons
Water Provider Location:	On-Site
Sewer Provider:	America Bottoms Sanitary District
Sewer Provider Location:	On-Site
Gas Provider:	Ameren Illinois
Gas Provider Location:	On-Site
Electric Provider:	Ameren Illinois
Electric Provider Location:	On-Site
AMPS:	4600
Phase:	3
Low Volts:	240
High Volts:	480