

# BARBERMURPHY

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

## 15,000 SF Office/Warehouse For Sale - All Offers Welcome!

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

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### Basic Details

|                       |  |
|-----------------------|--|
| Listing No:           | 2875   |
| Sale Or Lease:        | For Sale   |
| Property Type(s):     | Industrial, Industrial -<br>Temperature Controlled |
| Building Size (Sqft): | 15,000 Sqft.                                       |
| Total Sqft Available: | 15,000 Sqft.                                       |
| Sale Price:           | \$1,495,000  |
| Sale Price Per Sqft:  | \$99.67  |

### 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:        | Office & Warehouse |
| Cooling:        | Office & Warehouse |
| Sprinklers:     | Wet Pipe System    |
| Lighting:       | Fluorescent        |
| Men's Restroom: | 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                  |
| Parking:              | 11                   |
| Parking Surface Type: | Asphalt              |
| Property Tax:         | \$17,471.60          |
| Tax Year:             | 2022                 |

## Land Measurements

|                        |              |
|------------------------|--------------|
| Total Acres Available: | 4.22 Acre(s) |
| Acres:                 | 4.22 Acre(s) |
| Frontage:              | 390 ft       |

## Transportation

|             |                                       |
|-------------|---------------------------------------|
| Interstate: | 1.2 miles to Interstate 255           |
| Airport:    | 1 Mile to St. Louis Down Town Airport |

|                   |     |
|-------------------|-----|
| Women's Restroom: | Yes |
| Shower:           | Yes |
| Ventilation:      | Yes |

## Structural Data

|                  |                     |
|------------------|---------------------|
| Year Built:      | 2007                |
| Rehab Year:      | 2022                |
| Class:           | A                   |
| Clearance Min:   | 20 ft               |
| Clearance Max:   | 20 ft               |
| Bay Spacing:     | 40'x60'             |
| Style:           | Concrete, Tilt-up   |
| Roof:            | Membrane            |
| Sprinklers:      | Yes                 |
| Floors:          | 2                   |
| Floor Type:      | Reinforced Concrete |
| Floor Thickness: | 6"                  |
| 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:      | Flat                              |
| Electric Provider:          | Ameren Illinois                   |
| Electric Provider Location: | On-Site                           |
| AMPS:                       | 4600                              |
| Phase:                      | 3                                 |
| Low Volts:                  | 240                               |
| High Volts:                 | 480                               |