

## 10,600 SF Office/Warehouse Space

19 Kettle River Dr, Glen Carbon, Illinois 62034  
Madison County

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### Basic Details

Listing No:	2930
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Temperature Controlled, Office, Office - General Office
Building Size (Sqft):	10,600 Sqft.
Lot Size (Acres):	0.94 Acre(s)
Total Sqft Available:	10,600 Sqft.
Lease Rate:	\$11.75 Per Sqft
Lease Type:	NNN
Net Charges:	\$1.70

### Address

Country:	US
State:	IL
County:	Madison
City:	Glen Carbon
Zipcode:	62034
Street Number:	19
Street:	Kettle River
Street Suffix:	Dr

### Square Foot Information

Building Total Sqft:	10,600 Sqft.
Total Sqft Available:	10,600 Sqft.
Sublease:	10,600 Sqft.
Office:	3,456 Sqft.
Warehouse:	7,144 Sqft.
Min Divisible Sqft:	7,144 Sqft.
Max Contiguous Sqft:	10,596 Sqft.

### Facility Information

Drive-In Doors:	2
Drive-In Door Size:	9' x 12' & 9' x 10'
Heating:	Yes
Cooling:	Yes
Insulated:	Yes
Sprinklers:	No
Lighting:	LED
Men's Restroom:	Yes

Women's Restroom:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	14-2-15-23-03-301-011
Zoning:	GC
Zoning By:	City of Glen Carbon
Prior Use:	Electrical Control assembly
Parking:	32
Parking Surface Type:	Concrete
Property Tax:	\$13,113.76
Tax Year:	2022
Topography:	Flat

## Structural Data

Year Built:	1992
Rehab Year:	2022
Clearance Min:	9 ft
Clearance Max:	12 ft
Bay Spacing:	Clear Span
Style:	Wood Frame
Roof:	Shingles
Exterior:	Brick and Siding
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Land Measurements

Total Acres Available:	-1.06 Acre(s)
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## Utility Information

Water Provider:	City of Glen Carbon
Water Provider Location:	On Site
Sewer Provider:	City of Glen Carbon
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
AMPS:	1200
Phase:	1 & 3
Low Volts:	120
High Volts:	480
Telecom Provider:	AT&T
Telecom Provider Location:	On Site

## Transportation

Interstate:	I-270
Airport:	St Louis Airport (30 miles)