

## 35.15 Acre Dual Rail Served Heavy Industrial Zoned Site

2401 Mississippi Ave, Sauget, Illinois 62201  
St. Clair County

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### Basic Details

|                       |               |
|-----------------------|---------------|
| Listing No:           | 1523          |
| Sale Or Lease:        | For Sale      |
| Property Type(s):     | Industrial    |
| Building Size (Sqft): | 91,558 Sqft.  |
| Lot Size (Acres):     | 35.15 Acre(s) |
| Sale Price:           | \$7,000,000   |
| Sale Price Per Sqft:  | \$76.45       |

### Address

|                |             |
|----------------|-------------|
| Country:       | US          |
| State:         | IL          |
| County:        | St. Clair   |
| City:          | Sauget      |
| Zipcode:       | 62201       |
| Street Number: | 2401        |
| Street:        | Mississippi |
| Street Suffix: | Ave         |

### Square Foot Information

|                      |              |
|----------------------|--------------|
| Building Total Sqft: | 91,558 Sqft. |
| Direct Lease:        | 43,858 Sqft. |
| Office:              | 15,000 Sqft. |
| Warehouse:           | 76,558 Sqft. |
| Min Divisible Sqft:  | 1,500 Sqft.  |
| Max Contiguous Sqft: | 15,000 Sqft. |

### Facility Information

|                     |                |
|---------------------|----------------|
| Truck Dock:         | 4              |
| Truck Dock Size:    | Exterior Docks |
| Dock Levelers:      | Yes            |
| Drive-In Doors:     | 5              |
| Drive-In Door Size: | Varying Sizes  |
| Heating:            | Throughout     |
| Cooling:            | Offices        |
| Sprinklers:         | Yes            |
| Lighting:           | Metal Halide   |

|                   |     |
|-------------------|-----|
| Men's Restroom:   | Yes |
| Women's Restroom: | Yes |
| Shower:           | Yes |
| Ventilation:      | Yes |
| Compressed Air:   | Yes |

## Property Information

|                       |                          |
|-----------------------|--------------------------|
| Parcel No:            | 01230411014;019          |
| Zoning:               | D-2                      |
| Industrial Park:      | Former Big River Zinc    |
| TIF:                  | Yes                      |
| Enterprise Zone:      | Yes                      |
| Survey:               | Yes                      |
| Environmental:        | Yes                      |
| Parking:              | 100                      |
| Parking Surface Type: | Asphalt, Rock & Concrete |
| Property Tax:         | \$78,136                 |
| Tax Year:             | 2023                     |

## Structural Data

|                  |                                |
|------------------|--------------------------------|
| Year Built:      | 1972                           |
| Clearance Min:   | 24 ft                          |
| Clearance Max:   | 30 ft                          |
| Bay Spacing:     | Varies                         |
| Style:           | Steel Frame, Metal Skin, Brick |
| Roof:            | Metal                          |
| Sprinklers:      | Yes                            |
| Floor Type:      | Reinforced                     |
| Floor Thickness: | 6" plus                        |
| Floor Drains:    | Yes                            |

## Land Measurements

|           |               |
|-----------|---------------|
| Acres:    | 35.15 Acre(s) |
| Frontage: | 4,695 ft      |
| Depth:    | 1,610 ft      |

## Utility Information

|                             |                   |
|-----------------------------|-------------------|
| Water Provider:             | Illinois American |
| Water Provider Service:     | 10"               |
| Water Provider Location:    | On Site           |
| Sewer Provider:             | American Bottoms  |
| Sewer Provider Location:    | On Site           |
| Gas Provider:               | Center Point      |
| Gas Provider Service:       | 4" / 120 PSI      |
| Gas Provider Location:      | On Site           |
| Electric Provider:          | Ameren IL         |
| Electric Provider Location: | On Site           |
| AMPS:                       | 13.8kVA           |
| Phase:                      | 3 Phase           |
| Low Volts:                  | 240               |
| High Volts:                 | 480               |

## Transportation

|             |                      |
|-------------|----------------------|
| Interstate: | I-55/70, I-64 & I-44 |
| Rail:       | TRRA & CPKC          |
| Barge:      | SCF Marine & Watco   |
| Airport:    | St. Louis Downtown   |