

## 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:	\$10,000,000

### 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