



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

# 10,130 SF Office/Warehouse for Lease

22 North 1st St, Wood River, Illinois 62095  
Madison County

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## Basic Details

Listing No:	2741
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	10,130 Sqft.
Lot Size (Acres):	0.27 Acre(s)
Lease Rate:	\$6.00/SF, NNN

## Address

Country:	US
State:	IL
County:	Madison
City:	Wood River
Zipcode:	62095
Street Number:	22
Street:	North 1st
Street Suffix:	St

## Square Foot Information

Building Total Sqft:	10,130 Sqft.
Office:	1,530 Sqft.
Warehouse:	8,598 Sqft.
Min Divisible Sqft:	10,130 Sqft.
Max Contiguous Sqft:	10,130 Sqft.

## Facility Information

Drive-In Doors:	1
Drive-In Door Size:	10'x10'
Heating:	Yes
Cooling:	Yes
Lighting:	Fluorescent

## Property Information

## Structural Data

Parcel No:	19-2-08-27-05-104-002
Zoning:	Downtown Business
Prior Use:	Wood River Printing
Parking:	48+
Parking Surface Type:	Asphalt
Property Tax:	\$6,022
Tax Year:	2021

Year Built:	1940
Clearance Max:	14 ft
Bay Spacing:	Clear Span
Style:	Wood Frame
Roof:	Flat
Exterior:	Brick
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

## Utility Information

Water Provider:	City Served
Water Provider Location:	At Building
Sewer Provider:	City Served
Sewer Provider Location:	At Building
Gas Provider:	Ameren IL
Gas Provider Location:	At Building
Electric Provider:	Ameren IL
Electric Provider Location:	At Building
AMPS:	400
Phase:	3
Low Volts:	220

## Transportation

Interstate:	I-255 (2.5 Miles)
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