

## 11,000+ SF Climate Controlled Office/Warehouse

3240 West Chain of Rocks Rd, Granite City, Illinois 62040  
Madison County

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### Basic Details

Listing No:	2986
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Industrial - Temperature Controlled
Building Size (Sqft):	11,080 Sqft.
Lot Size (Acres):	2 Acre(s)
Sale Price:	\$650,000
Sale Price Per Sqft:	\$58.66

### Address

Country:	US
State:	IL
County:	Madison
City:	Granite City
Zipcode:	62040
Street Number:	3240
Street:	West Chain of Rocks
Street Suffix:	Rd

### Square Foot Information

Building Total Sqft:	11,080 Sqft.
Total Sqft Available:	11,080 Sqft.
Office:	600 Sqft.
Warehouse:	10,480 Sqft.
Min Divisible Sqft:	11,080 Sqft.
Max Contiguous Sqft:	11,080 Sqft.

### Facility Information

Drive-In Doors:	4
Drive-In Door Size:	10'
Heating:	Warehouse/Office
Cooling:	Warehouse/Office
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	18-2-29-00-000-014
Zoning:	M-4
Zoning By:	Planned Industrial District
Parking:	50
Parking Surface Type:	Asphalt/Gravel
Property Tax:	\$18,523.12
Tax Year:	2023
Traffic Count:	45,000

## Land Measurements

Acres:	2 Acre(s)
Frontage:	247 in
Depth:	200 in

## Transportation

Interstate:	0.4 Miles to I-270
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## Structural Data

Year Built:	1986
Rehab Year:	2015
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Concrete

## Utility Information

Water Provider:	Illinois American Water
Water Provider Location:	On Site
Sewer Provider:	Illinois American Water
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
AMPS:	200
Phase:	1
Low Volts:	120
High Volts:	240