

## 7,900 SF Climate Controlled Office/Warehouse

540 IL Route 3, East Alton, Illinois 62024  
Madison County

### Cole . Hensel

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### Basic Details

Listing No:	3020
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Industrial - Temperature Controlled
Building Size (Sqft):	7,900 Sqft.
Lot Size (Acres):	1.20 Acre(s)
Sale Price:	\$600,000
Sale Price Per Sqft:	\$75.95

### Address

Country:	US
State:	IL
County:	Madison
City:	East Alton
Zipcode:	62024
Street Number:	540
Street:	IL Route 3

### Square Foot Information

Building Total Sqft:	7,900 Sqft.
Office:	1,000 Sqft.
Warehouse:	6,900 Sqft.
Min Divisible Sqft:	7,900 Sqft.
Max Contiguous Sqft:	7,900 Sqft.

### Facility Information

Drive-In Doors:	1
Drive-In Door Size:	10x8
Heating:	Office/Warehouse
Cooling:	Office/Warehouse
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	19-2-08-16-17-301-004.00 1
Zoning:	Commercial
TIF:	Yes
Parking:	25
Parking Surface Type:	Asphalt
Property Tax:	\$15,644
Tax Year:	2023

## Utility Information

AMPS:	400
Phase:	3
Low Volts:	120
High Volts:	208

## Structural Data

Year Built:	1997
Rehab Year:	2023
Clearance Min:	16 ft
Clearance Max:	16 ft
Bay Spacing:	Clear Span
Exterior:	Metal/Steel
Floor Type:	Reinforced Concrete
Floor Thickness:	6"