

38,200 SF Industrial Property With Overhead Cranes and Rebar Manufactu

4926 Church Rd, Cahokia Heights, Illinois 62207
St. Clair County

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Basic Details

Listing No:	3029
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	38,200 Sqft.
Lot Size (Acres):	6.98 Acre(s)
Sale Price:	\$2,750,000
Sale Price Per Sqft:	\$74.32

Address

Country:	US
State:	IL
County:	St. Clair
City:	Cahokia Heights
Zipcode:	62207
Street Number:	4926
Street:	Church
Street Suffix:	Rd

Square Foot Information

Building Total Sqft:	38,200 Sqft.
Total Sqft Available:	38,200 Sqft.
Office:	12,200 Sqft.
Warehouse:	28,000 Sqft.
Min Divisible Sqft:	38,200 Sqft.
Max Contiguous Sqft:	37,000 Sqft.

Facility Information

Drive-In Doors:	10
Drive-In Door Size:	12' x 14'
Overhead Cranes:	Yes
Overhead Crane Size:	(1) 15 Ton & (1) 5 Ton
Insulated:	Yes
Lighting:	LED

Men's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes

Property Information

Parcel No:	07-05.0-107-007
Zoning:	Industrial
Prior Use:	Rebar Manufacturing Business
Survey:	Yes
Parking:	25
Parking Surface Type:	Rock
Tax Year:	2023
Traffic Count:	2,950

Structural Data

Year Built:	2014
Class:	B
Clearance Min:	14 ft
Clearance Max:	22 ft
Bay Spacing:	Clear Spam
Roof:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Land Measurements

Acres:	6.98 Acre(s)
Frontage:	525 ft
Depth:	550 ft

Utility Information

Water Provider:	IL American
Water Provider Location:	On Site
Sewer Provider:	Cahokia Heights
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
AMPS:	1200
Phase:	3
Low Volts:	277
High Volts:	480

Transportation

Interstate:	.60 miles to I-255
Rail:	Adjacent, UP
Airport:	2.89 Miles to St Louis Downtown Airport