

4,000 SF Office/Warehouse for Lease

2736 Camp Jackson Rd, Cahokia Heights, Illinois 62206
St. Clair County

Cole . Hensel

Phone: 618-606-2646

Email: coleh@barbermurphy.com



Basic Details

Listing No:	3048
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	4,000 Sqft.
Total Sqft Available:	4,000 Sqft.
Lease Rate:	\$2,200.00 Per Month
Lease Type:	Gross

Address

Country:	US
State:	IL
County:	St. Clair
City:	Cahokia Heights
Zipcode:	62206
Street Number:	2736
Street:	Camp Jackson
Street Suffix:	Rd

Square Foot Information

Building Total Sqft:	4,000 Sqft.
Office:	2,000 Sqft.
Warehouse:	2,000 Sqft.
Min Divisible Sqft:	4,000 Sqft.
Max Contiguous Sqft:	4,000 Sqft.

Facility Information

Drive-In Doors:	2
Drive-In Door Size:	12'x14'
Heating:	Office/Warehouse
Cooling:	Office
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	07-07.0-400-029
Zoning:	B-3
Parking:	10
Parking Surface Type:	Asphalt
Property Tax:	\$3,492
Tax Year:	2023

Land Measurements

Acres:	0.39 Acre(s)
Frontage:	72 ft
Depth:	171 ft

Transportation

Interstate:	I-255
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Structural Data

Clearance Min:	10 ft
Clearance Max:	14 ft
Bay Spacing:	Clear Span
Roof:	Wood Truss
Exterior:	Block
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	City of Cahokia Heights
Sewer Provider:	City of Cahokia Heights
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL
AMPS:	200
Phase:	3
Low Volts:	120
High Volts:	240