



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

# Absolute NNN Lease Investment Property

3672 IL Route 111, Granite City, Illinois 62040  
Madison County

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## Basic Details

Listing No:	2934
Sale Or Lease:	For Sale
Property Type(s):	Investment, Industrial
Building Size (Sqft):	20,000 Sqft.
Lot Size (Acres):	4.85 Acre(s)
Total Sqft Available:	20,000 Sqft.
Sale Price:	\$2,461,538
CAP Rate:	6.50%
NOI:	\$160,000

## Address

Country:	US
State:	IL
County:	Madison
City:	Granite City
Zipcode:	62040
Street Number:	3672
Street:	IL Route 111

## Square Foot Information

Building Total Sqft:	20,000 Sqft.
Direct Lease:	20,000 Sqft.
Office:	3,000 Sqft.
Warehouse:	17,000 Sqft.
Min Divisible Sqft:	20,000 Sqft.
Max Contiguous Sqft:	20,000 Sqft.

## Facility Information

Truck Dock:	1
Truck Dock Size:	8'x10'
Drive-In Doors:	1
Drive-In Door Size:	12'x14'
Heating:	Yes
Cooling:	Office
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

Ventilation: Yes

## Property Information

Parcel No:	17-1-20-14-00-000-005.00
	1
Zoning:	Improved Commercial
Parking:	20
Parking Surface Type:	Rock
Tax Year:	2023

## Structural Data

Year Built:	1989
Clearance Min:	18 ft
Clearance Max:	22 ft
Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Concrete
Floor Thickness:	6"
Floor Drains:	Yes

## Land Measurements

Acres:	4.85 Acre(s)
Frontage:	698 ft
Depth:	316 ft

## Utility Information

Water Provider:	Illinois American
Water Provider Location:	On Site
Sewer Provider:	Septic
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	400
Phase:	3
Low Volts:	120
High Volts:	240

## Transportation

Interstate:	I-55 & I-70
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