

## 2.88 Acres - 7,682 SF Warehouse for Sale

5446 Chain of Rocks Rd, Edwardsville, Illinois 62025  
Madison County

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### Basic Details

Listing No:	2315
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Industrial - Temperature Controlled, Land
Building Size (Sqft):	7,682 Sqft.
Lot Size (Acres):	2.88 Acre(s)
Total Sqft Available:	7,682 Sqft.
Min Acres Available:	2.88 Acre(s)
Max Acres Available:	2.88 Acre(s)
Sale Price:	\$799,000
Sale Price Per Sqft:	\$104.01
Sale Price Per Acre:	\$277,431

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	5446
Street:	Chain of Rocks
Street Suffix:	Rd

### Square Foot Information

Building Total Sqft:	7,682 Sqft.
Total Sqft Available:	7,682 Sqft.
Warehouse:	7,682 Sqft.
Min Divisible Sqft:	7,682 Sqft.
Max Contiguous Sqft:	7,682 Sqft.

### Facility Information

Drive-In Doors:	3
Drive-In Door Size:	(1) 6'x8, (2) 8'x10'
Sprinklers:	No
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

## Property Information

Parcel No:	14-1-15-32-00-000-004
Zoning:	PD
Zoning By:	Madison County
Survey:	Yes
Environmental:	Yes
Parking:	12
Parking Surface Type:	Asphalt/Rock
Tax Year:	2025

## Land Measurements

Total Acres Available:	2.88 Acre(s)
Min Divisible Acres:	2.88 Acre(s)
Frontage:	300 ft

## Transportation

Interstate:	I-270/I-255/I-55/70
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## Structural Data

Year Built:	1984
Clearance Min:	8 ft
Clearance Max:	14 ft
Roof:	Steel
Exterior:	Steel
Floor Type:	Concrete

## Utility Information

Water Provider:	Well
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
Phase:	3