

BARBERMURPHY

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

4,704 SF Office/Warehouse

3942 Mississippi Ave, Cahokia Heights, Illinois 62206
St. Clair County

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Basic Details

Listing No:	3141
Sale Or Lease:	For Sale
Property Type(s):	Industrial
Building Size (Sqft):	4,704 Sqft.
Lot Size (Acres):	0.51 Acre(s)
Total Sqft Available:	4,704 Sqft.
Sale Price:	\$200,000
Sale Price Per Sqft:	\$42.52

Address

Country:	US
State:	IL
County:	St. Clair
City:	Cahokia Heights
Zipcode:	62206
Street Number:	3942
Street:	Mississippi
Street Suffix:	Ave

Square Foot Information

Building Total Sqft:	4,704 Sqft.
Total Sqft Available:	4,704 Sqft.
Office:	1,674 Sqft.
Warehouse:	3,030 Sqft.

Facility Information

Drive-In Doors:	4
Drive-In Door Size:	(1)10'x12' (2)10'x10' & (1)14'x14'
Heating:	Warehouse/Office
Cooling:	Office
Sprinklers:	None
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes

Property Information

Parcel No:	01-34.0-401-045
Zoning:	B-1
TIF:	Yes
Parking:	10
Parking Surface Type:	Gravel
Tax Year:	2024

Structural Data

Year Built:	1980
Rehab Year:	2023
Clearance Min:	14 ft
Clearance Max:	14 ft
Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Wood Frame
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Land Measurements

Acres:	0.51 Acre(s)
Frontage:	198 ft
Depth:	202 ft

Utility Information

Water Provider:	Illinois American
Water Provider Location:	On Site
Sewer Provider:	City of Cahokia
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:	1
Low Volts:	120
High Volts:	220

Transportation

Interstate:	I-64, I-55, I-70, & I-255
Rail:	No