

3,600 SF Warehouse & 1.21 Acre Drop Lot Available

1475 B & H Industrial Court, Millstadt, Illinois 62260
St. Clair County

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Basic Details

Listing No:	2173
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	30,000 Sqft.
Lot Size (Acres):	1.20 Acre(s)
Total Sqft Available:	3,600 Sqft.
Lease Rate:	\$6.00 Per Sqft
Lease Type:	Gross Plus Utilities

Address

Country:	US
State:	IL
County:	St. Clair
City:	Millstadt
Zipcode:	62260
Street Number:	1475
Street:	B & H Industrial Court

Square Foot Information

Building Total Sqft:	30,000 Sqft.
Total Sqft Available:	3,600 Sqft.
Office:	200 Sqft.
Warehouse:	3,400 Sqft.
Min Divisible Sqft:	3,600 Sqft.
Max Contiguous Sqft:	3,600 Sqft.

Facility Information

Truck Dock:	1
Truck Dock Size:	12'x12'
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Extra Land:	1.2 Acre Drop Lot for Lease

Property Information

Parcel No:	12-10.0-323-063
Zoning:	I- Industrial Dist.
Zoning By:	City of Millstadt
TIF:	Yes
Survey:	Yes
Environmental:	Yes
Parking:	20
Tax Year:	2024

Land Measurements

Total Acres Available:	1.20 Acre(s)
Depth:	345 ft

Transportation

Interstate:	15 Miles to I-255
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Structural Data

Year Built:	1984
Rehab Year:	2018
Clearance Min:	16 ft
Clearance Max:	20 ft
Bay Spacing:	Clear Span
Exterior:	Metal and Wood Frame
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	City of Millstadt
Water Provider Location:	On Site
Sewer Provider:	City of Millstadt
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
AMPS:	600
Phase:	3
Low Volts:	240
High Volts:	480