

13,250 SF Industrial Office/Warehouse

4308 Horseshoe Lake Rd, Granite City, Illinois 62040
Madison County

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Basic Details

Listing No:	3207
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	13,250 Sqft.
Lot Size (Acres):	1 Acre(s)
Lease Rate:	\$8.00 Per Sqft
Lease Type:	NNN
Net Charges:	1.63

Address

Country:	US
State:	IL
County:	Madison
City:	Granite City
Zipcode:	62040
Street Number:	4308
Street:	Horseshoe Lake
Street Suffix:	Rd

Square Foot Information

Building Total Sqft:	13,250 Sqft.
Office:	1,250 Sqft.
Warehouse:	12,000 Sqft.
Min Divisible Sqft:	13,250 Sqft.
Max Contiguous Sqft:	13,250 Sqft.

Facility Information

Drive-In Doors:	1
Drive-In Door Size:	18'x24'
Heating:	Office
Cooling:	Office
Insulated:	Yes
Sprinklers:	No
Lighting:	Metal Halide
Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	Yes
Ventilation:	Yes

Compressed Air:	Yes
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Property Information

Parcel No:	17-1-20-24-00-000-008.00 7
Zoning:	Improved Commercial
Prior Use:	Lumber Supply/Landscaping
Survey:	Yes
Environmental:	Yes
Parking:	12
Parking Surface Type:	Asphalt
Tax Year:	2024
Traffic Count:	8,100

Land Measurements

Acres:	1 Acre(s)
Frontage:	525 ft
Depth:	460 ft

Transportation

Interstate:	I-255
Airport:	St. Louis Lambert International

Structural Data

Year Built:	1997
Rehab Year:	2019
Clearance Min:	20 ft
Clearance Max:	24 ft
Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Steel Frame, Metal
Floors:	1
Floor Type:	Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	Illinois American Water
Water Provider Location:	On Site
Sewer Provider:	Madison county Special Sewer District 1
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
AMPS:	400
Phase:	3
Low Volts:	220
High Volts:	480