

26,550 SF Office/Warehouse & 2.5 AC Lay Down Yard

6469 State Route 3, Waterloo, Illinois 62298
Monroe County

Katie . Bush

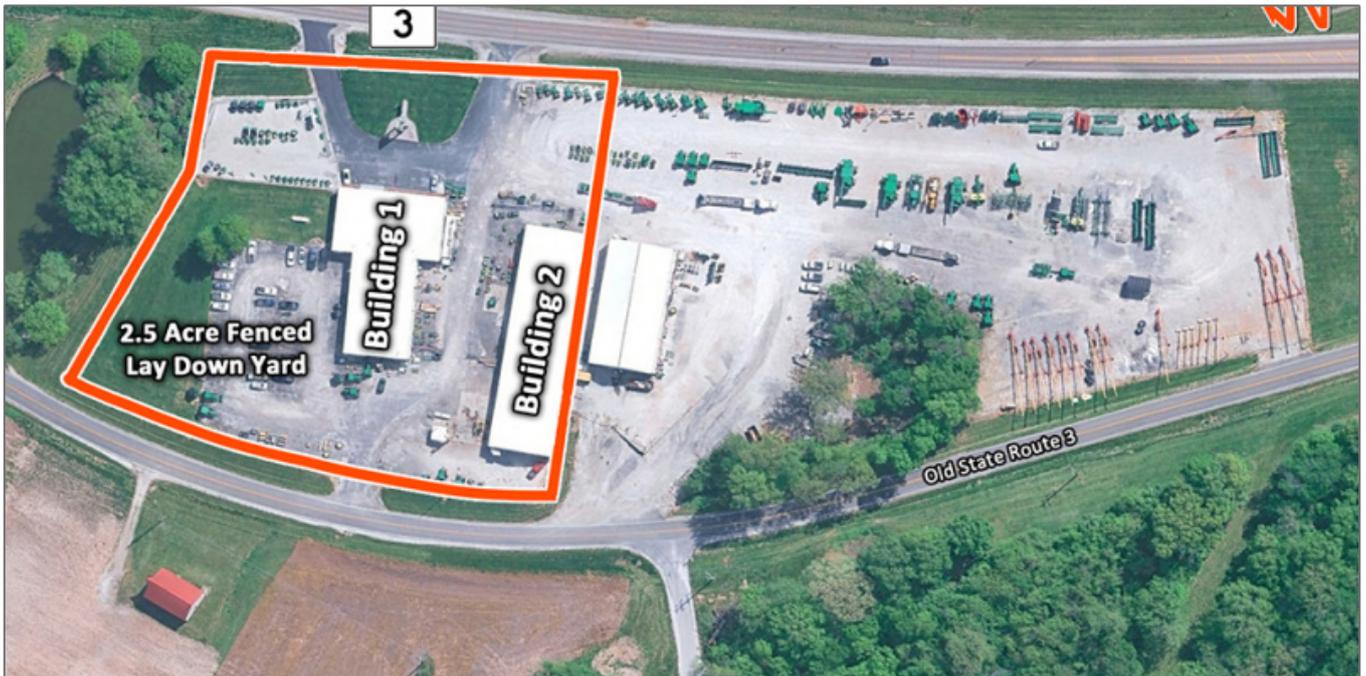
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Basic Details

Listing No:	3218
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	26,550 Sqft.
Lot Size (Acres):	2.50 Acre(s)
Lease Rate:	\$10.00 Per Sqft
Lease Type:	Gross

Address

Country:	US
State:	IL
County:	Monroe
City:	Waterloo
Zipcode:	62298
Street Number:	6469
Street:	State Route 3

Square Foot Information

Building Total Sqft:	26,549 Sqft.
Total Sqft Available:	26,550 Sqft.
Office:	8,388 Sqft.
Warehouse:	18,112 Sqft.
Min Divisible Sqft:	13,000 Sqft.
Max Contiguous Sqft:	26,550 Sqft.

Facility Information

Drive-In Doors:	10
Drive-In Door Size:	(3)14' x 16', (1) 14' x 20', (1) 10' x 8', (
Heating:	Oil Burner Heat and Propane Heat in Offices
Cooling:	Offices only
Insulated:	Yes
Lighting:	Fluorescent, LED
Men's Restroom:	Yes
Women's Restroom:	Yes

Compressed Air:	Yes
Yard:	2.5 Acre Fenced Lay Down Yard

Property Information

Parcel No:	11-07-100-007-00 & 11-06-300-008-000
Zoning:	MI-1
Parking:	50
Parking Surface Type:	Asphalt
Tax Year:	2024

Structural Data

Year Built:	1975
Rehab Year:	1997
Clearance Min:	9 ft
Clearance Max:	16 ft
Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Steel, Wood Frame
Floors:	2
Floor Type:	Reinforced Concrete
Floor Thickness:	6"-8"
Total Units:	2

Land Measurements

Acres:	2.50 Acre(s)
Frontage:	400 ft
Depth:	350 ft

Utility Information

Water Provider:	Fountain Water
Water Provider Location:	On Site
Sewer Provider:	Septic
Sewer Provider Location:	On Site
Electric Provider:	Monroe County Electric
Electric Provider Location:	On Site
Phase:	3
Low Volts:	120
High Volts:	240

Transportation

Interstate:	15 Miles to I-255 via Route 3
Airport:	St. Louis Lambert International