

13,200 SF Warehouse and 6 AC of Land for Lease

104 St. Clair Ave, East St. Louis, Illinois 62207
St. Clair County

Steve Zuber - SIOR, CCIM

Phone: 314-409-7283

Email: steve@barbermurphy.com

Wayne Barber, Jr. - SIOR

Phone: 618-593-4000

Email: wayne@barbermurphy.com



Basic Details

Listing No:	503
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Rail Served, Land, Land - Industrial
Building Size (Sqft):	13,200 Sqft.
Lot Size (Acres):	8.33 Acre(s)
Lease Rate:	\$13,500/Month, Gross + Utilities
Lease Term:	Negotiable

Address

Country:	US
State:	IL
County:	St. Clair
City:	East St. Louis
Zipcode:	62207
Street Number:	104
Street:	St. Clair
Street Suffix:	Ave
Building Name:	Former O'Neil / Cedar Creek Lumber Yard

Square Foot Information

Building Total Sqft:	13,200 Sqft.
Direct Lease:	13,200 Sqft.
Warehouse:	13,200 Sqft.
Min Divisible Sqft:	13,200 Sqft.
Max Contiguous Sqft:	13,200 Sqft.

Property Information

Parcel No:	01-12.0-411-007 & 040
Zoning:	M-2 Heavy Industrial
Zoning By:	City of East St. Louis
Prior Use:	Lumber Yard
TIF:	Yes
Enterprise Zone:	Yes
Parking Surface	Rocked/Paved

Type:

Topography: Flat

Structural Data

Year Built:	2012
Clearance Min:	14 ft
Clearance Max:	18 ft
Bay Spacing:	Clear Span
Style:	Wood Frame/Metal Skin
Roof:	Metal
Exterior:	Metal Clad
Floors:	1

Utility Information

Water Provider:	IL American
Water Provider Location:	On Site
Sewer Provider:	Metro East
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
Phase:	3 Phase

Land Measurements

Acres:	8.33 Acre(s)
Frontage:	538 ft
Depth:	708 ft

Transportation

Interstate:	I-55/70/64
Rail:	K.C. Southern
Airport:	Lambert St. Louis International