

4,000 SF WAREHOUSE SPACE FOR LEASE

1475 B & H Industrial Ct., Millstadt, IL 62260



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM
C: 314.409.7283
Steve@barbermurphy.com

James Leopold – CCIM, SIOR
C: 618.581.1702
JamesL@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



PROPERTY SUMMARY

- 4,000 SF Industrial Warehouse Space for Lease
- 14' Ceiling with 20' Peak
- (1) 12'x14' Drive-In Door
- 1.5 Acre Rocked Parking

LEASE RATE: \$3.50 per SF, Modified Gross

Space Specs

Listing No: 2173
Industrial

1475 B & H Industrial Court

Millstadt, IL 62260

LEASE INFORMATION:

For Lease: No
Lease Rate: \$3.50
Lease Type:
Net Charges:
CAM Charges:

Leasing Comments:

4,000 SF Warehouse Space for Lease

Total Unit SF **4,000 SF**
Min Divisible SF: **4,000 SF**

SQUARE FOOT INFO:

Building Total 30,000 SF
Total Available 0 SF
Direct Lease: 4,000 SF
Sublease: 0 SF
Office: 0 SF
Warehouse: 4,000 SF
Min Divisible: 4,000 SF
Max Contiguous: 4,000 SF

LAND MEASUREMENTS:

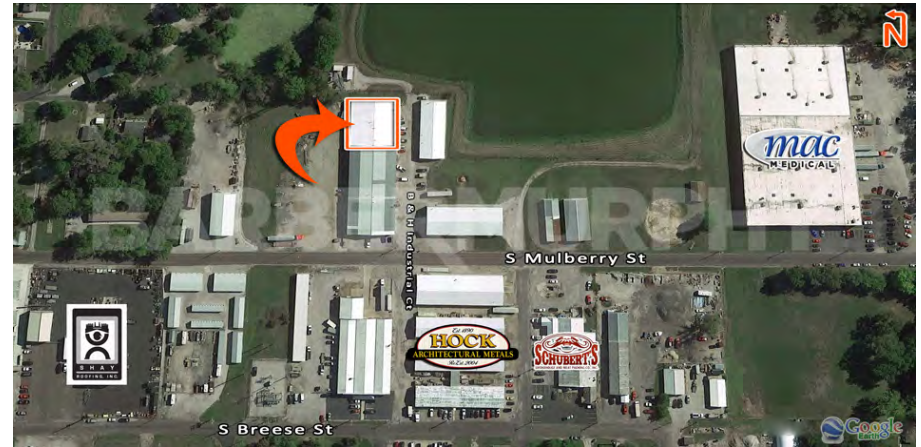
Acres:
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No:	12-10.0-323-063	TIF:	Yes	Property Tax:
County:	St. Clair	Enterprise Zone:	No	Tax Year:
Zoning:	I- Industrial Dist.	Foreign Trade Zone:	No	
Zoning By:	City of Millstadt	Survey:	Yes	
Industrial Park:	Industrial Site	Environmental:	Yes	
Prior Use:		Archaeological:	No	

STRUCTURAL DATA:

Year Built:		Clearance Min:	14'	Style:	Wood Frame
Rehab Year:	2018	Clearance Max:	20'	Roof:	Galvanized Metal
		Bay Spacing:		Exterior:	Metal
				Floors:	1
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6"
				Floor Drains:	No



1475 B & H Industrial Court,
Millstadt, IL 62260**UTILITY INFORMATION**

Water Provider:	City of Millstadt	Service:		Location:	On Site
Sewer Provider:	City Of Millstadt	Service:		Location:	On Site
Gas Provider:	Ameren IL	Service:		Location:	On Site
Electric Provider:	Ameren IL	Service:		Location:	On Site
AMPS:	600 KVA	Phase:	3		
Low Volts:	240	High Volts:	480		
Telecom Provider:	At & t / Charter	Service:		Location:	On Site

FACILITY INFORMATION

Truck Dock:	0	Size:		Parking:	20
Dock Levelers:	No	Capacity:		Surface Type:	
Drive-In Doors:	1	Size:	12'x14'	Yard:	
Box Van Doors	No			Extra Land:	
Overhead Cranes:		Size:			
Elevators:					
Heating:	Warehouse	Men's Restroom:	No		
Cooling:		Women's Restroom:	No		
Insulated:	Yes	Shower:	No		
Sprinklers:	No	Ventilation:	No		
Lighting:	LED	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:
Rail:
Barge:
Airport:

Listing Broker(s)

James Leopold CCIM, SIOR
Office: (618) 277-4400
jamesl@barbermurphy.com
Cell: +1 6185811702

Steve Zuber SIOR, CCIM
Office: (618) 277-4400
steve@barbermurphy.com
Cell: (314) 409-7283

Comments

4,000 SF for Lease with 2 Dock Doors, 1 Drive-In Door and 14'-20' Ceilings.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.