

# Warehouse Space for Lease

600 South Breese Street, Millstadt, IL 62260



- Space for Lease: 3,500 SF Space & 7,000 SF Space
- Spaces can be combined for a total of 10,500 SF
- Drive-In Doors, Office Space, 3 Phase Power and 14' Ceilings

Lease Rate: \$5.00 per SF, Gross

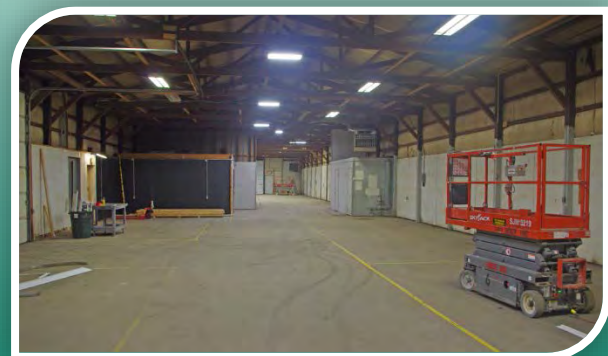
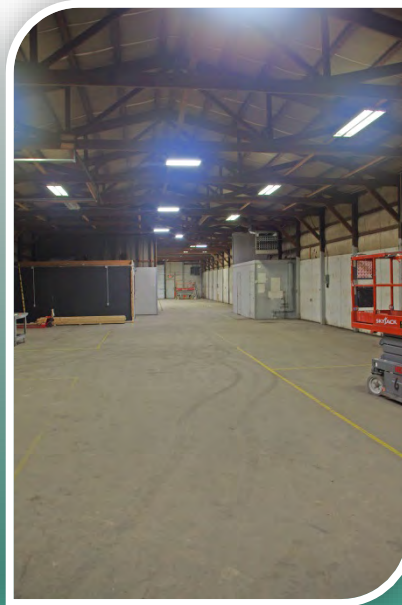


**BARBERMURPHY**

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## Space Specs

Listing No: 2236

Industrial- Manufacturing Warehouse

600 Breese Street  
Millstadt, IL 62260

### LEASE INFORMATION:

For Lease: Yes  
Lease Rate: \$5.00  
Lease Type: Gross  
Net Charges:  
CAM Charges:

### Leasing Comments:

7,000 SF space consists of mezzanine space, (2)12'X12' OHD's and (1) 10'X10' OHD. 3,500 SF Space has (1) 12'X12' OHD.

Total Unit SF **10,500 SF**  
Min Divisible SF: **3,500 SF**

### SQUARE FOOT INFO:

Building Total 21,000 SF  
Total Available 10,500 SF  
Direct Lease: 10,500 SF  
Sublease: 0 SF  
Office: 800 SF  
Warehouse: 9,700 SF  
Min Divisible: 3,500 SF  
Max Contiguous: 10,500 SF

### LAND MEASUREMENTS:

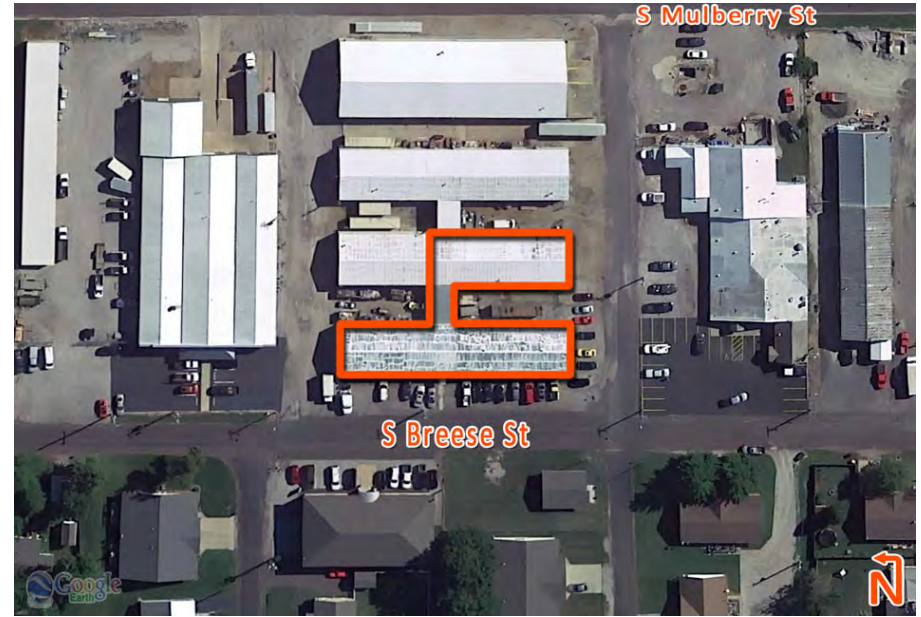
Acres: 1.10  
Frontage:  
Depth:

### PROPERTY INFORMATION:

|                  |                    |                     |     |               |            |
|------------------|--------------------|---------------------|-----|---------------|------------|
| Parcel No:       | 12-10.0-323-069    | TIF:                | Yes | Property Tax: | \$3,132.74 |
| County:          | St. Clair          | Enterprise Zone:    | No  | Tax Year:     | 2018       |
| Zoning:          | I-Industrial Dist. | Foreign Trade Zone: | No  |               |            |
| Zoning By:       | City of Millstadt  | Survey:             | No  |               |            |
| Industrial Park: | Warehouse          | Environmental:      | No  |               |            |
| Prior Use:       |                    | Archaeological:     | No  |               |            |

### STRUCTURAL DATA:

|             |      |                |     |                  |                |
|-------------|------|----------------|-----|------------------|----------------|
| Year Built: | 1985 | Clearance Min: | 14' | Style:           | Post and Frame |
| Rehab Year: |      | Clearance Max: | 14' | Roof:            | Metal          |
|             |      | Bay Spacing:   |     | Exterior:        | Metal          |
|             |      |                |     | Floors:          | 1              |
|             |      |                |     | Floor Type:      | Concrete       |
|             |      |                |     | Floor Thickness: | 6"             |
|             |      |                |     | Floor Drains:    | No             |



512 Breese Street, 600  
Millstadt, IL 62260

## UTILITY INFORMATION

|                           |               |                    |         |                  |         |
|---------------------------|---------------|--------------------|---------|------------------|---------|
| <b>Water Provider:</b>    |               | <b>Service:</b>    |         | <b>Location:</b> |         |
| <b>Sewer Provider:</b>    |               | <b>Service:</b>    |         | <b>Location:</b> |         |
| <b>Gas Provider:</b>      |               | <b>Service:</b>    |         | <b>Location:</b> |         |
| <b>Electric Provider:</b> | Ameren        | <b>Service:</b>    | On Site | <b>Location:</b> |         |
| <b>AMPS:</b>              | 800 KVA KVA   | <b>Phase:</b>      | 3       |                  |         |
| <b>Low Volts:</b>         |               | <b>High Volts:</b> | 480     |                  |         |
| <b>Telecom Provider:</b>  | ATT / Charter | <b>Service:</b>    |         | <b>Location:</b> | On Site |

## FACILITY INFORMATION

|                        |   |                  |                          |                      |                |
|------------------------|---|------------------|--------------------------|----------------------|----------------|
| <b>Truck Dock:</b>     |   | <b>Size:</b>     |                          | <b>Parking:</b>      | 12             |
| <b>Dock Levelers:</b>  |   | <b>Capacity:</b> |                          | <b>Surface Type:</b> | Gravel/Asphalt |
| <b>Drive-In Doors:</b> | 4 | <b>Size:</b>     | (3) 12'x12', (1) 10'x10' | <b>Yard:</b>         |                |
| <b>Box Van Doors:</b>  |   |                  |                          | <b>Extra Land:</b>   |                |

|                         |         |                          |     |  |  |
|-------------------------|---------|--------------------------|-----|--|--|
| <b>Overhead Cranes:</b> |         | <b>Size:</b>             |     |  |  |
| <b>Elevators:</b>       |         |                          |     |  |  |
| <b>Heating:</b>         | Gas     | <b>Men's Restroom:</b>   | Yes |  |  |
| <b>Cooling:</b>         | Offices | <b>Women's Restroom:</b> | No  |  |  |
| <b>Insulated:</b>       | Partial | <b>Shower:</b>           | No  |  |  |
| <b>Sprinklers:</b>      | None    | <b>Ventilation:</b>      | Yes |  |  |
| <b>Lighting:</b>        | LED     | <b>Compressed Air:</b>   | No  |  |  |
| <b>Skylights:</b>       | No      |                          |     |  |  |

## TRANSPORTATION

|                    |                     |
|--------------------|---------------------|
| <b>Interstate:</b> | IL - 158 / IL - 163 |
| <b>Rail:</b>       |                     |
| <b>Barge:</b>      |                     |
| <b>Airport:</b>    |                     |

## Listing Broker(s)

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Cell: (618) 660-8759

## Comments

3,500 to 10,500 SF available. Warehouse/Light Manufacturing with 3 Phase, 480 Volt power.