

50,000 SF HEAVY MANUFACTURING / CRANE SERVED

2701 Converse Ave., East St. Louis, IL 62207



INDUSTRIAL PROPERTY FOR LEASE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Steve Zuber - CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com

Cole Hensel
Broker Associate
Cell: (618) 606-2646
coleh@barbermurphy.com



AREA MAP

2701 Converse Ave., East St. Louis, IL 62207

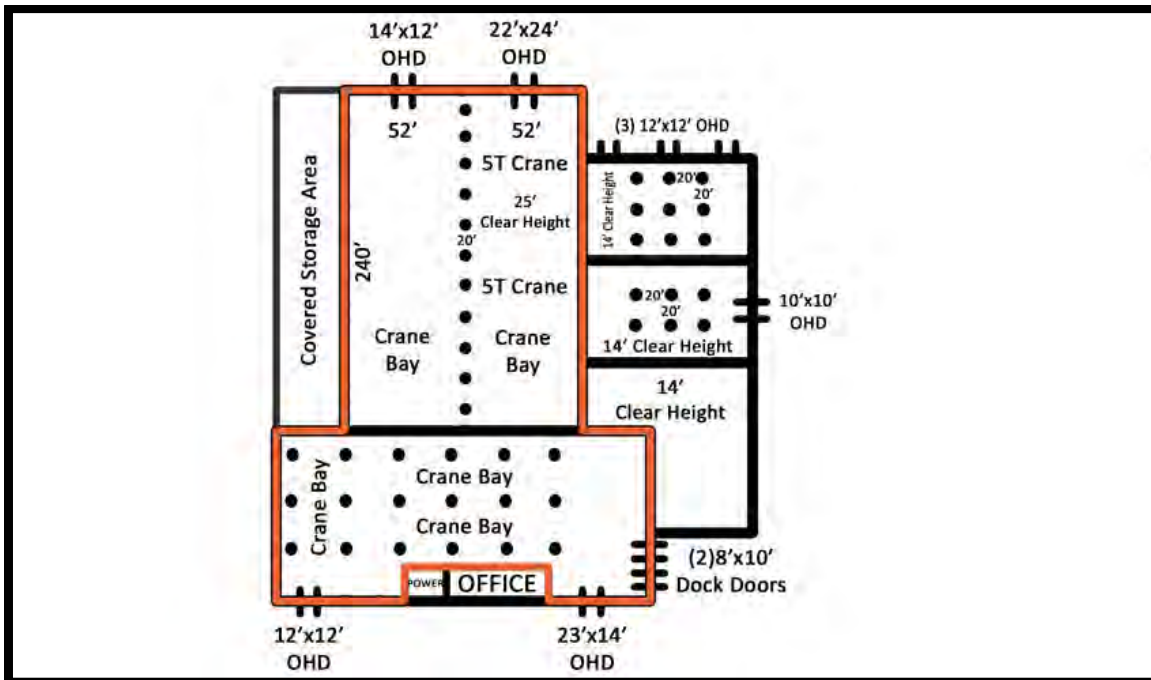


LOCATION OVERVIEW

Located less than 1/2 mile off IL Route 15. Situated in the Industrial area of East St. Louis. Convenient Interstate access - I-64 (2.5 miles) and I-255 (2 miles).

FLOOR PLAN

2701 Converse Ave., East St. Louis, IL 62207



- 50,000 SF for Lease
- (3) 5 Ton cranes with 20' under hook
- 2 large paint booths
- Multiple drive-in doors - up to 20' tall
- Heavy power - 3 Phase/1,000 AMPS/480V

INDUSTRIAL PROPERTY SUMMARY

#2852

2701 Converse Ave., East St. Louis, IL 62207

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$3.00/SF
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 90,000 SF
Direct Lease: 50,000 SF
Office: 0 SF
Warehouse: 50,000 SF
Min Divisible: 50,000 SF
Max Divisible: 50,000 SF

LAND MEASUREMENTS:

Acres: 12.0 AC
Frontage: 500 FT
Depth: 875 FT

PROPERTY INFORMATION:

County: St. Clair
Zoning: Industrial
Prior Use: Manufacturing
Property Tax: \$10,695
Tax Year: 2022
Parcel #'s: 02-30.0-110-057;058
02-30.0-111-073, 02-30.0-201-024
02-30.0-202-030;031;032;033;034;03

FACILITY INFORMATION:

Heating: Office
Cooling: Office
Insulated: No
Sprinklers/Type: No
Skylights: Yes
Ventilation: Yes
Compressed Air: Yes
Lighting: LED
Men's Restroom: Yes
Women's Restroom: Yes
Shower: No
Breakroom:

STRUCTURAL DATA:

Year Built: 1950
Rehab Year: 2016
Clearance Min: 14'
Clearance Max: 25'
Bay Spacing: Varies
Style: Steel Frame
Roof Type & Age: Metal
Exterior: Metal
Floors: 1
Floor Type: Reinforced Concrete
Floor Thickness: 6"
Floor Drains: Yes

ACCESS POINTS:

Truck Dock: (2) 8'x10'
Dock Levelers: No
Drive-In Doors: (10) 12'x22'

OVERHEAD CRANES:

Cranes: (3)
Size: 5 Ton
Hook Height: 20'

PARKING:

Spaces: 100
Surface Type: Rock
Yard:
Extra Land:

UTILITY INFORMATION:

Water Provider: Illinois American
Size & Location: On Site
Sewer Provider: Metro East Sanitary
Size & Location: On Site
Gas Provider: Ameren IL
Size & Location: On Site
Electric Provider: Ameren IL
Size & Location: On Site
AMPS: 1000
Phase: 3 Phase
High Volts: 480
Low Volts: 120
Telecom Provider:
Location:

TRANSPORTATION INFORMATION

2701 Converse Ave., East St. Louis, IL 62207



TRANSPORTATION:

Interstate: I-64 (2.5 miles)
I-255 (2 miles)
Rail: N/A
Barge: N/A
Airport: Downtown St. Louis Airport

COMMENTS:

50,000 SF Heavy Manufacturing Space Available for Lease with Multiple (5) Ton Cranes with Various Crane Bays. Space has Multiple Access Points with (2)8'x10' Dock Doors and Multiple Drive-In Doors. Ceiling Height Varies Throughout the Warehouse.



Steve Zuber - CCIM, SIOR
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com



Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com