For Sale > 6.81 Acre Rocked Yard with 5,800 SF Warehouse

1441 North Bluff Rd., Collinsville, IL 62234



COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd. Shiloh, IL 62269

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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.

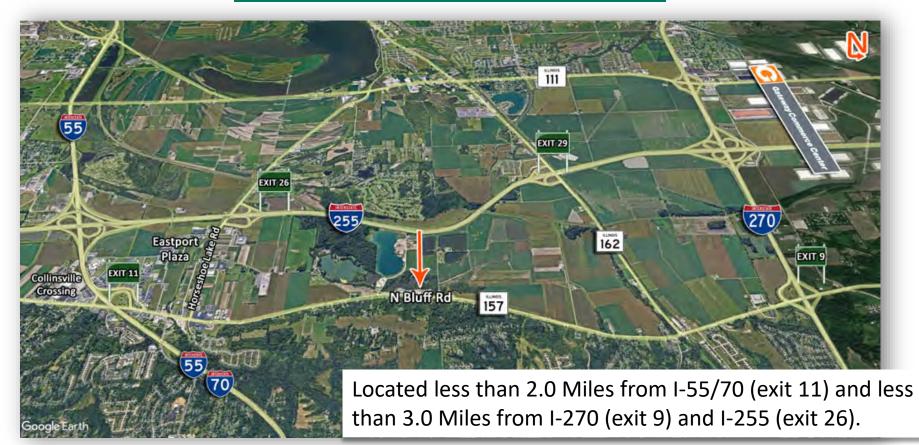


Property Summary

5,800 SF Office/Warehouse – 4,800 SF Warehouse with 1,000 SF Office. (1) 12'x14' and (1) 16'x14' Grade Level Doors. 20' Ceiling Height. Situated on 6.81 Acres. Rocked yard with 2 Fenced Acres.

SALE PRICE: \$950,000

AREA MAP & IMAGES









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\$6,736.40

2019

Listing No: 2384 Industrial 1441 North Bluff Rd Collinsville, IL 62234		Total SF Available: Min Divisible SF:		5,800 SF 5,800 SF				
		SQUARE FOOT INFO: Building Total: Total Available:		5,800 SF 5,800 SF				
SALE INFORMATIO	N:	Direct Lease:		0 SF	- UT	and the second s) (11 ⁻ 2	
For Sale:	Yes	Sublease:		0 SF	Collinsville Township		i fees	
Sale Price:	\$950,000	Office:		1,000 SF			has -	
Sale Price/SF:	\$163.00	Warehouse:		4,800 SF	Constitution for a state	The loss of the loss	157	North Bluff Rd
CAP Rate:		Min Divisible:		5,800 SF		Phillip Con 2		
GRM:		Max Contiguous:		5,800 SF	Soogle Earth		, Ma	
NOI:		LAND MEASUI	REMENTS:					
LEASE INFORMATION:		Acres:		6.81				
For Lease:	No	Frontage:		715 FT				
Lease Rate:		Depth:		350 FT				
Lease Type:		•						
Net Charges:		PROPERTY IN	FORMATION	l:				
CAM Charges:		Parcel No: 13-1-21-17		0-000-012.011	TIF:		No	Property Tax:
Lease Term:		County:	Madison		Enterprise	Zone:	No	Tax Year:
		Zoning:	Industrial		Foreign Tr	ade Zone:	No	
Leasing Comments:		Zoning By:	By: City of Collinsville		Survey:		No	
		Industrial Park:	Warehouse		Environme	ental:	No	
		Prior Use:			Archaeolo	gical:	No	
		STRUCTURAL	DATA:					
		Year Built:	1988	Clearance Min:	16'	Style:		Clear Space steel frame
		Rehab Year:	2017	Clearance Max:	20'	Roof:		Standing seamless
				Bay Spacing:		Exterior:		Metal/Brick
						Floors:		1
						Floor Type:		Concrete
						Floor Thickness		6"
						Floor Drains:		

1441 North Bluff Rd Collinsville, IL 62234

Nater Provider:	City of	f Collinsville		Service:				Location:	On Site	
Sewer Provider:	Septic	;		Service:				Location:	Tank on Site	
Gas Provider:	Amere	ən IL		Service:				Location:	On Site	
Electric Provider:	Amere	ən IL		Service:				Location:	On Site	
AMPS:	2000 H	KVA		Pha	se:	Single				
Low Volts:	120			Higl	n Volts:	240				
Celecom Provider:				Service:				Location:		
FACILITY INFOR		V								
Truck Dock:	N/A	Size	N/A					Parking:	10	
Dock Levelers:	N/A	Capacity	N/A					Surface Type:	Rock/Concrete	
Drive-In Doors:	2	Size	: 12'x 14	' & 16' x 14'				Yard:	6.80 Acres	
Box Van Doors	No							Extra Land:		
Overhead Cranes:	No	Size	N/A					Additional Fac	ility Information:	
Elevators:	No									
	No Yes				Men's	Restroom:	Yes	TRANSPOR	TATION	
Heating:						Restroom: en's Restroom:	Yes Yes		TATION I-270, I-255, I-55/70	
Heating: Cooling:	Yes					en's Restroom:		TRANSPOR		
Elevators: Heating: Cooling: Insulated:	Yes Offices Yes				Wome Show	en's Restroom: er:	Yes Yes	TRANSPOR Interstate:	I-270, I-255, I-55/70	
Heating: Cooling: Insulated: Sprinklers:	Yes Offices				Wome Showe Ventil	en's Restroom: er: ation:	Yes Yes Yes	TRANSPOR Interstate: Rail:	I-270, I-255, I-55/70 N/A	
Heating: Cooling: nsulated: Sprinklers: Lighting:	Yes Offices Yes None				Wome Showe Ventil	en's Restroom: er:	Yes Yes	TRANSPOR Interstate: Rail: Barge: Airport:	I-270, I-255, I-55/70 N/A N/A	
Heating: Cooling: nsulated: Sprinklers:	Yes Offices Yes				Wome Showe Ventil	en's Restroom: er: ation:	Yes Yes Yes	TRANSPOR Interstate: Rail: Barge: Airport: Listing Broke	I-270, I-255, I-55/70 N/A N/A r(s)	
Heating: Cooling: nsulated: Sprinklers: Lighting:	Yes Offices Yes None				Wome Showe Ventil	en's Restroom: er: ation:	Yes Yes Yes	TRANSPOR Interstate: Rail: Barge: Airport:	I-270, I-255, I-55/70 N/A N/A r(s) R, CCIM	James Leopold CCIM Office: (618) 277-4400

5,800 SF Office/Warehouse. Clear Span Metal Building with 2 Large Drive-in doors. 6.8 Total Improved Acres with 2 Acres around building fenced.

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