

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

**1441 North Bluff Rd., Collinsville, IL 62234**



**BARBERMURPHY**

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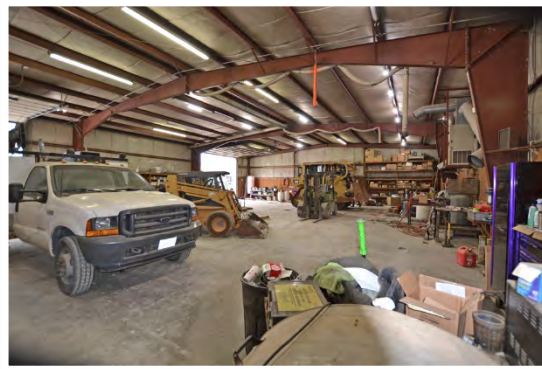
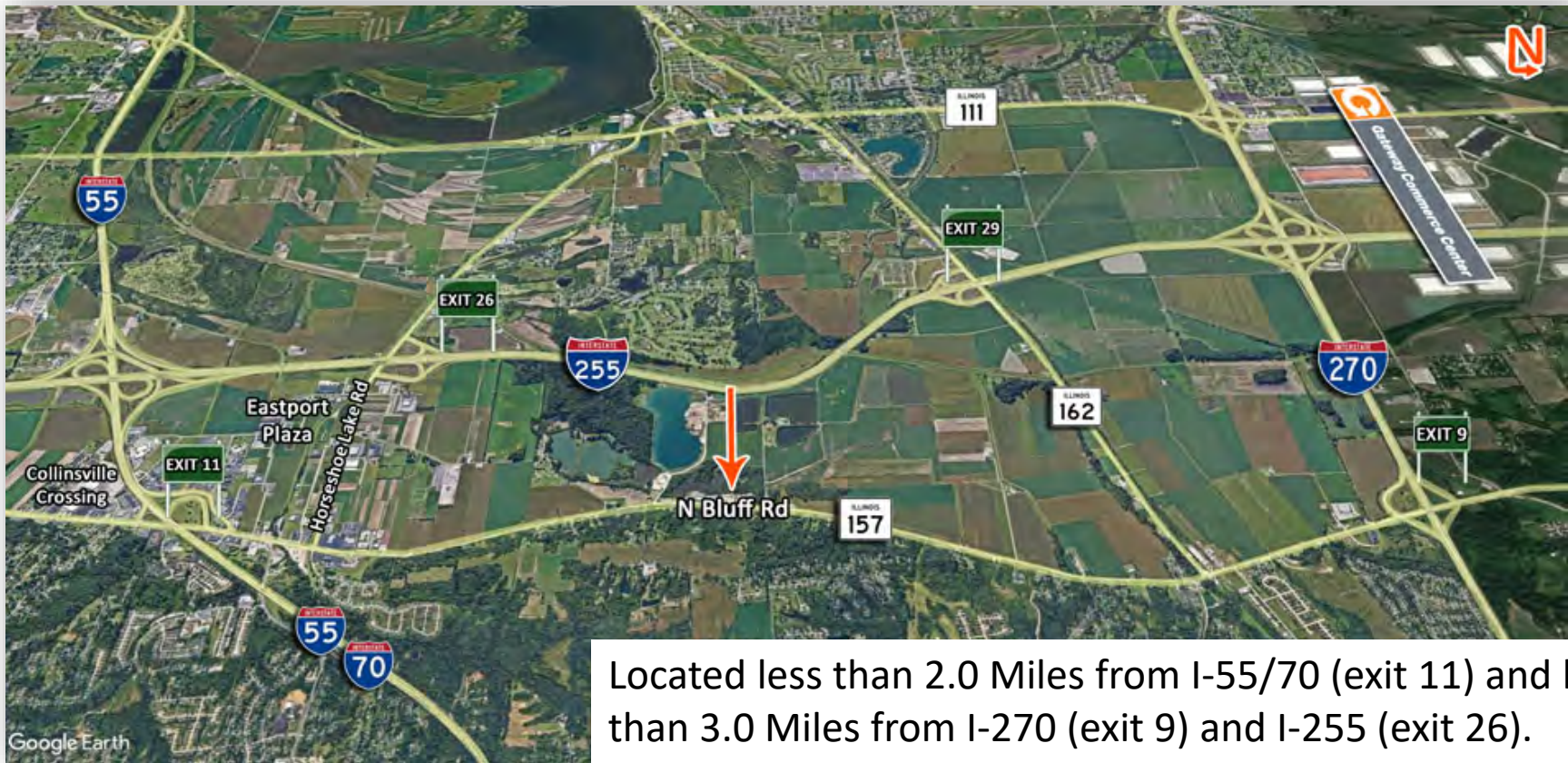


## Property Summary

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



Listing No: 2384

Industrial

1441 North Bluff Rd  
Collinsville, IL 62234

### SALE INFORMATION:

For Sale: Yes  
 Sale Price: \$950,000  
 Sale Price/SF: \$163.00  
 CAP Rate:  
 GRM:  
 NOI:

### LEASE INFORMATION:

For Lease: No  
 Lease Rate:  
 Lease Type:  
 Net Charges:  
 CAM Charges:  
 Lease Term:

Leasing Comments:

Total SF Available: 5,800 SF

Min Divisible SF: 5,800 SF

### SQUARE FOOT INFO:

Building Total: 5,800 SF  
 Total Available: 5,800 SF  
 Direct Lease: 0 SF  
 Sublease: 0 SF  
 Office: 1,000 SF  
 Warehouse: 4,800 SF  
 Min Divisible: 5,800 SF  
 Max Contiguous: 5,800 SF

### LAND MEASUREMENTS:

Acres: 6.81  
 Frontage: 715 FT  
 Depth: 350 FT

### PROPERTY INFORMATION:

Parcel No: 13-1-21-17-00-000-012.011  
 County: Madison  
 Zoning: Industrial  
 Zoning By: City of Collinsville  
 Industrial Park: Warehouse  
 Prior Use:

TIF: No  
 Enterprise Zone: No  
 Foreign Trade Zone: No  
 Survey: No  
 Environmental: No  
 Archaeological: No  
 Property Tax: \$6,736.40  
 Tax Year: 2019

### 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:	



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**UTILITY INFORMATION**

<b>Water Provider:</b>	City of Collinsville	<b>Service:</b>		<b>Location:</b>	On Site
<b>Sewer Provider:</b>	Septic	<b>Service:</b>		<b>Location:</b>	Tank on Site
<b>Gas Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	On Site
<b>Electric Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	On Site
<b>AMPS:</b>	2000 KVA	<b>Phase:</b>	Single		
<b>Low Volts:</b>	120	<b>High Volts:</b>	240		
<b>Telecom Provider:</b>		<b>Service:</b>		<b>Location:</b>	

**FACILITY INFORMATION**

<b>Truck Dock:</b>	N/A	<b>Size:</b>	N/A	<b>Parking:</b>	10
<b>Dock Levelers:</b>	N/A	<b>Capacity:</b>	N/A	<b>Surface Type:</b>	Rock/Concrete
<b>Drive-In Doors:</b>	2	<b>Size:</b>	12'x 14' & 16' x 14'	<b>Yard:</b>	6.80 Acres
<b>Box Van Doors</b>	No			<b>Extra Land:</b>	
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A	<b>Additional Facility Information:</b>	
<b>Elevators:</b>	No				
<b>Heating:</b>	Yes	<b>Men's Restroom:</b>	Yes		
<b>Cooling:</b>	Offices	<b>Women's Restroom:</b>	Yes		
<b>Insulated:</b>	Yes	<b>Shower:</b>	Yes		
<b>Sprinklers:</b>	None	<b>Ventilation:</b>	Yes		
<b>Lighting:</b>		<b>Compressed Air:</b>	Yes		
<b>Skylights:</b>	No				

**TRANSPORTATION**

<b>Interstate:</b>	I-270, I-255, I-55/70
<b>Rail:</b>	N/A
<b>Barge:</b>	N/A
<b>Airport:</b>	

**Listing Broker(s)**

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**Comments**

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.