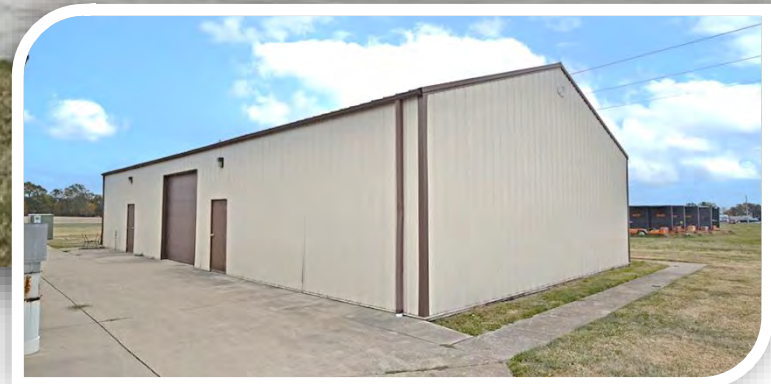


FOR SALE  
& LEASE

# Light Industrial Warehouse/Office

5 Commerce Drive, Freeburg, Illinois 62243



**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

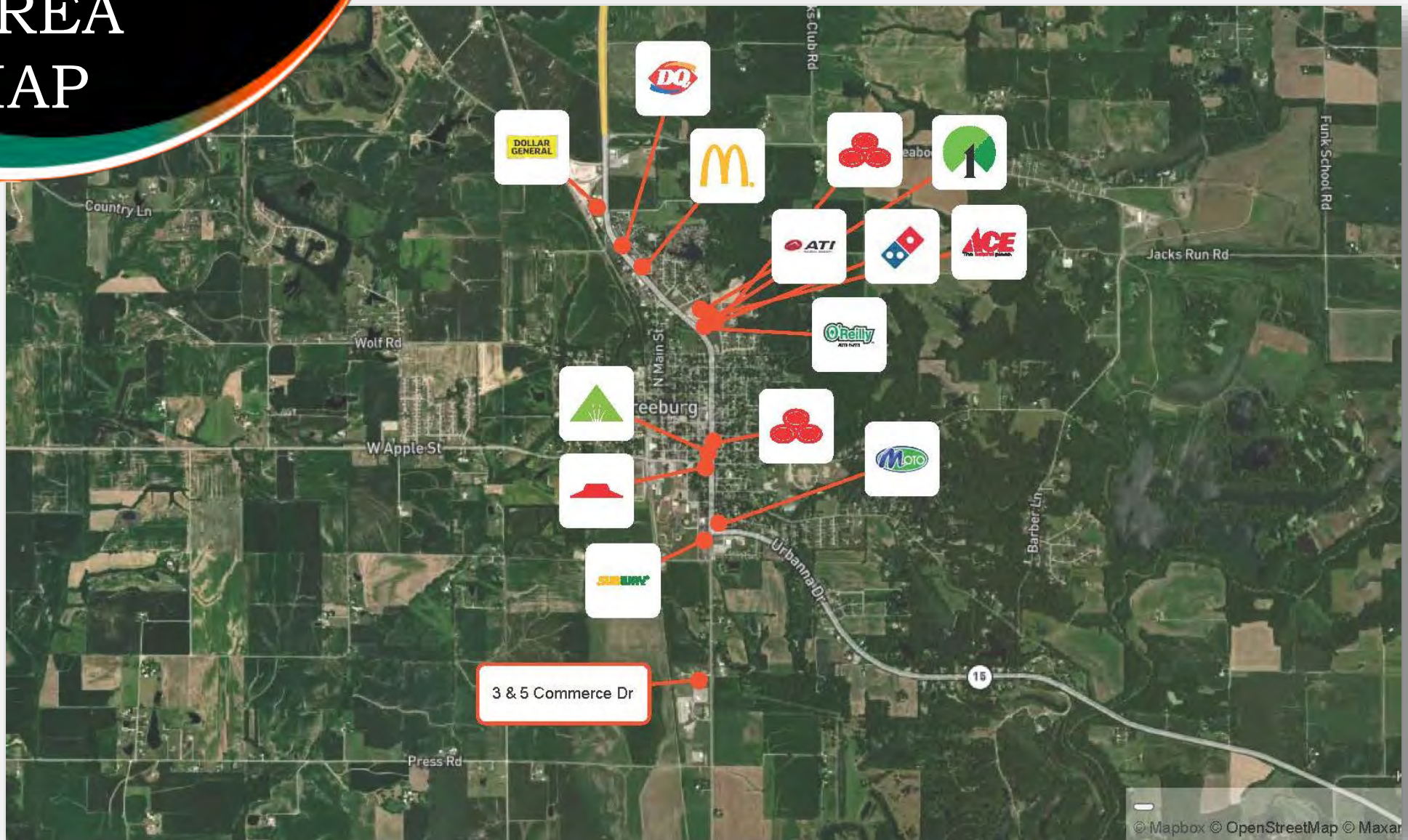
Matt Barriger  
C: 618.973.5507  
[MattB@barbermurphy.com](mailto:MattB@barbermurphy.com)



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.



# AREA MAP



## PROPERTY SUMMARY

- Two Buildings totaling 10,000+ SF
- 2 Drive-ins with overhead doors
- 3 Phase Electric On Site
- Located in Freeburg Industrial Park, Zoned I-2

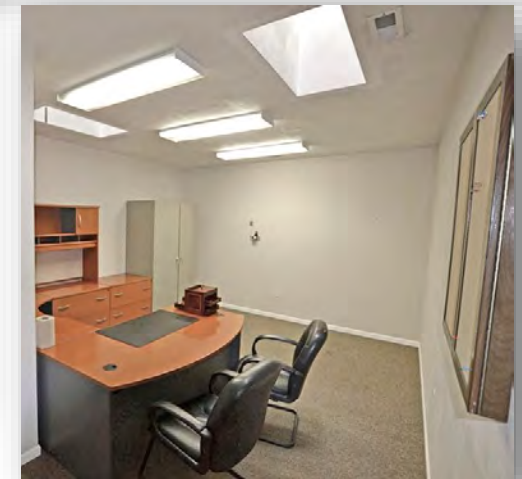
**SALE PRICE: \$485,000**

**LEASE RATE: \$5.50/SF, NET NET**



# Light Industrial Space

5 Commerce Drive, Freeburg, Illinois 62242



- 8,400 SF Climate Controlled Building
- Private office, Kitchenette, 2 Restrooms
- Multiple production rooms
- Drive-in door with overhead door
- Compressed air lines



# Steel Building

5 Commerce Drive, Freeburg, Illinois 62242



- 2,520 SF – Clear Span Steel Building
- 1 Drive-ins with Overhead Door
- Heated & Fully Insulated
- 3-Phase Electric

**Listing No:** 2627

**Industrial**  
**Retail**

5 Commerce Drive  
Freeburg, IL 62243

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$485,000  
**Sale Price/SF:** \$44.41  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$5.50/SF  
**Lease Type:** NET NET  
**Net Charges:** \$2.00  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

\$5.50 per SF, NET NET

**Total SF Available:** 10,920 SF  
**Min Divisible SF:** 10,920 SF

**SQUARE FOOT INFO:**

**Building Total:** 10,920 SF  
**Total Available:** 10,920 SF  
**Direct Lease:** 10,920 SF  
**Sublease:** 0 SF  
**Office:** 1,500 SF  
**Warehouse:** 9,420 SF  
**Min Divisible:** 10,920 SF  
**Max Contiguous:** 8,400 SF

**LAND MEASUREMENTS:**

**Acres:** 1.00  
**Frontage:** 183 FT  
**Depth:** Irregular FT

**PROPERTY INFORMATION:**

|  |                               |                                  |
|--|-------------------------------|----------------------------------|
| <b>Parcel No:</b> 14-310-227-003       | <b>TIF:</b> No                | <b>Property Tax:</b> \$12,475.12 |
| <b>County:</b> St. Clair               | <b>Enterprise Zone:</b> No    | <b>Tax Year:</b> 2022            |
| <b>Zoning:</b> I-2 Moderate Industrial | <b>Foreign Trade Zone:</b> No |                                  |
| <b>Zoning By:</b> Freeburg             | <b>Survey:</b> No             |                                  |
| <b>Industrial Park:</b>                | <b>Environmental:</b> No      |                                  |
| <b>Prior Use:</b> Light Industrial     | <b>Archaeological:</b> No     |                                  |

**STRUCTURAL DATA:**

|                         |                           |                               |
|-------------------------|---------------------------|-------------------------------|
| <b>Year Built:</b> 2002 | <b>Clearance Min:</b> 8'  | <b>Style:</b>                 |
| <b>Rehab Year:</b>      | <b>Clearance Max:</b> 12' | <b>Roof:</b> Asphalt Shingles |
|                         | <b>Bay Spacing:</b> N/A   | <b>Exterior:</b> Vinyl Siding |
|                         |                           | <b>Floors:</b> 1              |
|                         |                           | <b>Floor Type:</b> Concrete   |
|                         |                           | <b>Floor Thickness:</b>       |
|                         |                           | <b>Floor Drains:</b> Yes      |





5 Commerce Drive  
Freeburg, IL 62243

**UTILITY INFORMATION**

|                           |                  |                    |         |                  |         |
|---------------------------|------------------|--------------------|---------|------------------|---------|
| <b>Water Provider:</b>    | City of Freeburg | <b>Service:</b>    |         | <b>Location:</b> | On Site |
| <b>Sewer Provider:</b>    | City of Freeburg | <b>Service:</b>    |         | <b>Location:</b> | On Site |
| <b>Gas Provider:</b>      | Propane          | <b>Service:</b>    |         | <b>Location:</b> | On Site |
| <b>Electric Provider:</b> | City of Freeburg | <b>Service:</b>    |         | <b>Location:</b> | On Site |
| <b>AMPS:</b>              | 400              | <b>Phase:</b>      | 3-Phase |                  |         |
| <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>      | 0   | <b>Size:</b>             |     | <b>Parking:</b>                         | 18      |
| <b>Dock Levelers:</b>   |     | <b>Capacity:</b>         |     | <b>Surface Type:</b>                    | Asphalt |
| <b>Drive-In Doors:</b>  | 2   | <b>Size:</b>             | 8'  | <b>Yard:</b>                            |         |
| <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>       |     |                          |     |   |         |
| <b>Heating:</b>         | Yes | <b>Men's Restroom:</b>   | Yes |   |         |
| <b>Cooling:</b>         | Yes | <b>Women's Restroom:</b> | Yes |   |         |
| <b>Insulated:</b>       | Yes | <b>Shower:</b>           | No  |   |         |
| <b>Sprinklers:</b>      | No  | <b>Ventilation:</b>      | Yes |   |         |
| <b>Lighting:</b>        | LED | <b>Compressed Air:</b>   | Yes |   |         |
| <b>Skylights:</b>       | Yes |                          |     |   |         |

**TRANSPORTATION**

**Interstate:**  
**Rail:**  
**Barge:**  
**Airport:**

**Listing Broker(s)**

Matt Barriger  
Office: (618) 277-4400  
mattb@barbermurphy.com  
Cell: (618) 973-5507

**Comments**

10,920 combined SF situated on 1 acre in the Freeburg Industrial park. Main building consists of climate controlled 8,400 SF of light industrial space, with a private office, kitchenette, 2 restrooms, multiple production rooms, drive-in overhead door and compressed air lines throughout. Secondary building consists of 2,520 SF steel building, with 1 drive-in overhead door, heated, fully insulated and clear span. 3-Phase electric on site.