

# FOR SALE

# 4,800 SF OFFICE/WAREHOUSE

1401 North Bluff Road, Collinsville, Illinois 62234



## BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS  
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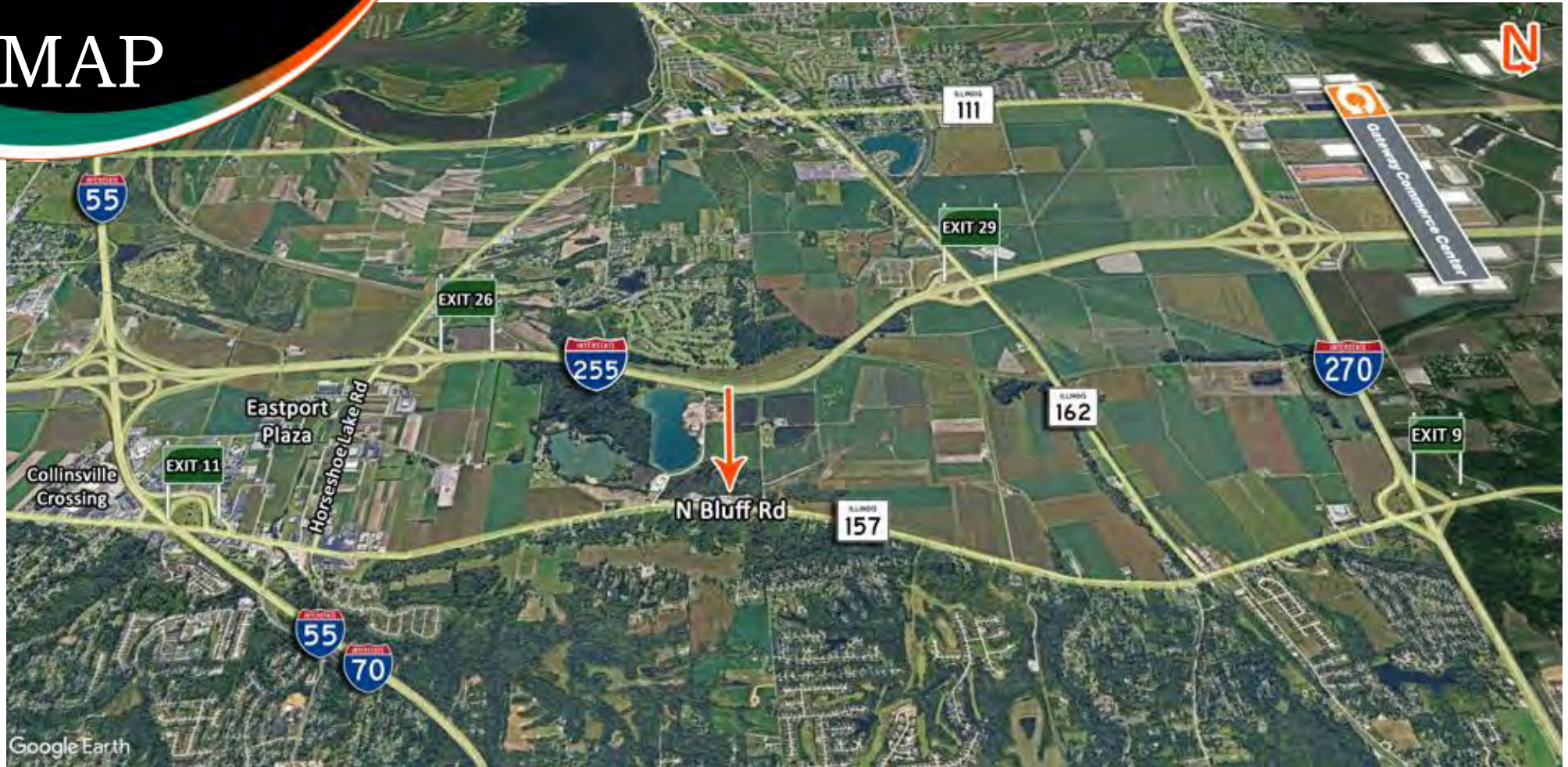
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# AREA MAP



## PROPERTY SUMMARY

- 4,800 SF (2,554 SF Office Space & 2,246 SF Warehouse Space)
- 1.33 Acres
- 9' 6" Ceiling Height
- (1)- 8' x 8' Drive-In Door
- Fully Heated & Air Conditioned

**SALE PRICE: \$395,000**

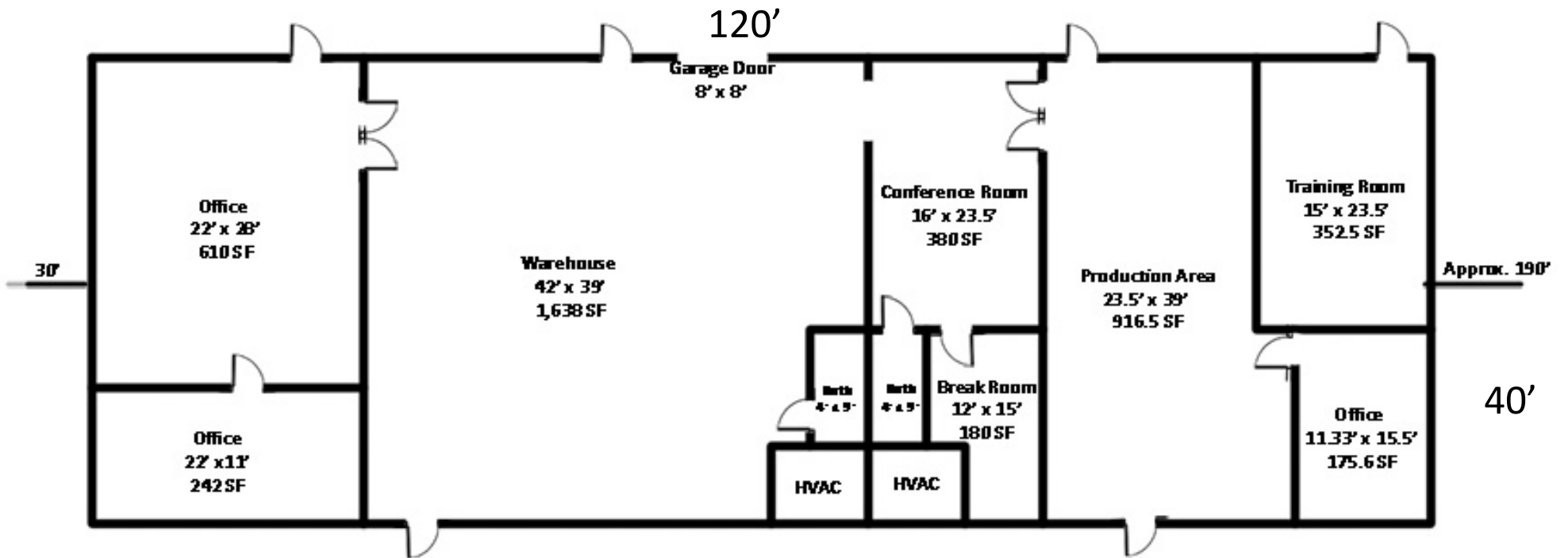
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# FLOOR PLAN



## PROPERTY DETAILS

Outside Building Dimensions: 120' x 40'  
Ceiling Height 9' 6"  
Garage Door: 8' x 8'  
200 AMP Service to building  
(2) Bathrooms w/ Shower



\*approximate square footage

Listing No: 2640

Industrial

Brewster Alexander  
1401 N Bluff Rd Hwy 157 N.  
Collinsville, IL 62234

**SALE INFORMATION:**

For Sale: Yes  
Sale Price: \$395,000  
Sale Price/SF: \$87.78  
CAP Rate:  
GRM:  
NOI:

**LEASE INFORMATION:**

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

Leasing Comments:

Total SF Available: 4,800 SF

Min Divisible SF: 4,800 SF

**SQUARE FOOT INFO:**

Building Total: 4,800 SF  
Total Available: 4,800 SF  
Direct Lease: 0 SF  
Sublease: 0 SF  
Office: 2,246 SF  
Warehouse: 2,554 SF  
Min Divisible: 4,800 SF  
Max Contiguous: 4,800 SF

**LAND MEASUREMENTS:**

Acres: 1.33  
Frontage: 303' FT  
Depth: 186' FT

**PROPERTY INFORMATION:**

|                  |                       |                     |    |               |            |
|------------------|-----------------------|---------------------|----|---------------|------------|
| Parcel No:       | 13-2-21-17-00-000-053 | TIF:                | No | Property Tax: | \$7,210.28 |
| County:          | Madison               | Enterprise Zone:    | No | Tax Year:     | 2021       |
| Zoning:          | B-2                   | Foreign Trade Zone: | No |               |            |
| Zoning By:       | City of Collinsville  | Survey:             | No |               |            |
| Industrial Park: |                       | Environmental:      | No |               |            |
| Prior Use:       | Brewster Alexander    | Archaeological:     | No |               |            |

**STRUCTURAL DATA:**

|             |      |                |            |                  |          |
|-------------|------|----------------|------------|------------------|----------|
| Year Built: | 1990 | Clearance Min: | 9' 6"      | Style:           | Metal    |
| Rehab Year: |      | Clearance Max: | 9' 6"      | Roof:            | Metal    |
|             |      | Bay Spacing:   | Clear Span | Exterior:        | Metal    |
|             |      |                |            | Floors:          | 1        |
|             |      |                |            | Floor Type:      | Concrete |
|             |      |                |            | Floor Thickness: | 6"       |
|             |      |                |            | Floor Drains:    | No       |



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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> | On Site |
| <b>Gas Provider:</b>      | Ameren               | <b>Service:</b>    |        | <b>Location:</b> | On Site |
| <b>Electric Provider:</b> | Southwest Electric   | <b>Service:</b>    |        | <b>Location:</b> | On Site |
| <b>AMPS:</b>              | 200 KVA              | <b>Phase:</b>      | Single |                  |         |
| <b>Low Volts:</b>         |                      | <b>High Volts:</b> | 240    |                  |         |
| <b>Telecom Provider:</b>  | Charter              | <b>Service:</b>    |        | <b>Location:</b> | On Site |

**FACILITY INFORMATION**

|                         |       |                          |         |   |         |
|-------------------------|-------|--------------------------|---------|---|---------|
| <b>Truck Dock:</b>      | 0     | <b>Size:</b>             | N/A     | <b>Parking:</b>                         | 10      |
| <b>Dock Levelers:</b>   | N/A   | <b>Capacity:</b>         | N/A     | <b>Surface Type:</b>                    | Asphalt |
| <b>Drive-In Doors:</b>  | 1     | <b>Size:</b>             | 8' x 8' | <b>Yard:</b>                            |         |
| <b>Box Van Doors</b>    | No    |                          |         | <b>Extra Land:</b>                      | 1.08    |
| <b>Overhead Cranes:</b> | No    | <b>Size:</b>             | N/A N/A | <b>Additional Facility Information:</b> |         |
| <b>Elevators:</b>       | N/A   |                          |         |   |         |
| <b>Heating:</b>         | Fully | <b>Men's Restroom:</b>   | Yes     |   |         |
| <b>Cooling:</b>         | Fully | <b>Women's Restroom:</b> | Yes     |   |         |
| <b>Insulated:</b>       | Yes   | <b>Shower:</b>           | Yes     |   |         |
| <b>Sprinklers:</b>      | No    | <b>Ventilation:</b>      | Yes     |   |         |
| <b>Lighting:</b>        | LED   | <b>Compressed Air:</b>   | No      |   |         |
| <b>Skylights:</b>       | No    |                          |         |   |         |

**TRANSPORTATION**

|                    |                                     |
|--------------------|-------------------------------------|
| <b>Interstate:</b> | 2.8 Miles to I-255, 2 Miles to I-55 |
| <b>Rail:</b>       | N/A                                 |
| <b>Barge:</b>      | N/A                                 |
| <b>Airport:</b>    | N/A                                 |

**Listing Broker(s)**

|  |   |   |
|--|---|---|
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|--|---|---|

**Comments**

4,800 SF Office/Warehouse available for sale. 2,246 SF office. Office furniture is negotiable. 2,554 SF warehouse space with 9' 6" ceilings, (1) 8' x 8' Drive-In door, and is fully heated and air conditioned. Building sits on 1.33 Acres. Located directly off Hwy 157, 2.8 Miles from I-255 and 2 Miles from I-55.