

FOR SALE > 2,720 SF OFFICE/WAREHOUSE

22B Kettle River Drive, Glen Carbon, Illinois 62034



BARBERMURPHY

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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.

AREA MAP



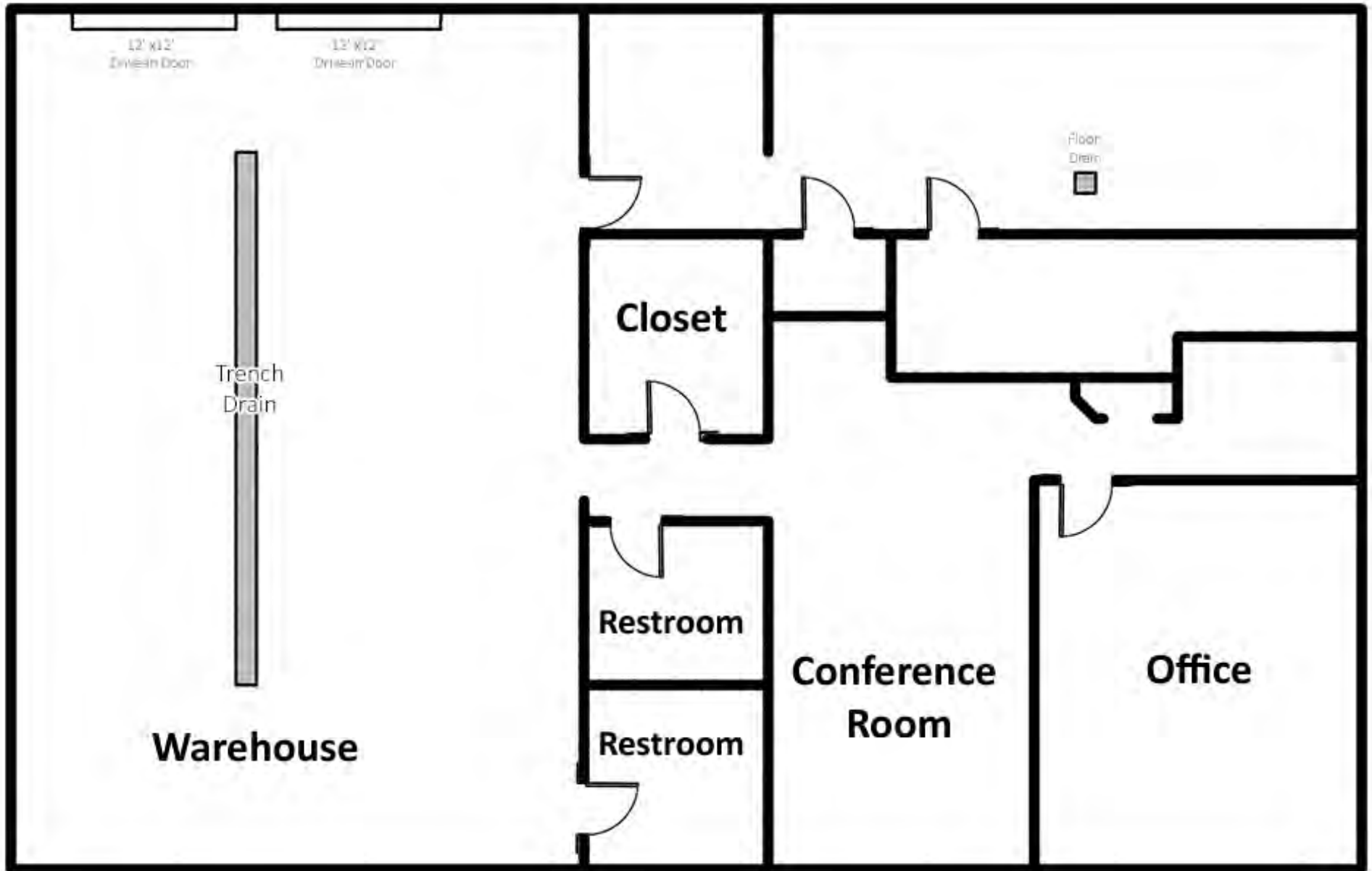
PROPERTY SUMMARY

- 1,752 SF Warehouse with 980 SF Office
- 14' Ceiling Height
- (2) 12' x 12' Electric Drive-in Doors
- Situated on 0.70 Acres with 16 parking spots

Sale Price: \$299,000

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FLOOR PLAN



Listing No: 2681

**Industrial
Office / Warehouse**

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SALE INFORMATION:

For Sale: Yes
 Sale Price: \$299,000
 Sale Price/SF: \$109.93
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

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

Leasing Comments:

Total SF Available: 2,720 SF
Min Divisible SF: 2,720 SF

SQUARE FOOT INFO:

Building Total: 2,720 SF
 Total Available: 2,720 SF
 Direct Lease: 2,720 SF
 Sublease: 0 SF
 Office: 968 SF
 Warehouse: 1,752 SF
 Min Divisible: 2,720 SF
 Max Contiguous: 2,720 SF

LAND MEASUREMENTS:

Acres: 0.70
 Frontage: 124 FT
 Depth: 234 FT

PROPERTY INFORMATION:

Parcel No: 14-2-15-23-03-301-008
 County: Madison
 Zoning: General Commercial- CG
 Zoning By: Glen Carbon
 Industrial Park:
 Prior Use:

TIF: No
 Enterprise Zone: No
 Foreign Trade Zone: No
 Survey: No
 Environmental: No
 Archaeological: Yes

Property Tax: \$8,472.88
 Tax Year: 2022

STRUCTURAL DATA:

Year Built:	2001	Clearance Min:	14'	Style:	Brick - Block
Rehab Year:		Clearance Max:	14'	Roof:	Pitched Shingle
		Bay Spacing:	Clear Span	Exterior:	Brick
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	6"
				Floor Drains:	Yes



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UTILITY INFORMATION

Water Provider:	Glen Carbon	Service:		Location:	On Site
Sewer Provider:	Glen Carbon	Service:		Location:	On Site
Gas Provider:	Ameren Illinois	Service:		Location:	On Site
Electric Provider:	Ameren Illinois	Service:		Location:	On Site
AMPS:	200 KVA	Phase:	Single		
Low Volts:	120	High Volts:			
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	0	Size:	N/A	Parking:	16
Dock Levelers:	N/A	Capacity:		Surface Type:	Asphalt
Drive-In Doors:	2	Size:	(2) 12'x12'	Yard:	
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	N/A				
Heating:	Office & Warehouse	Men's Restroom:	Yes		
Cooling:	Office	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	No	Ventilation:	Yes		
Lighting:	Fluorescent	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	2 Miles to I-270
Rail:	N/A
Barge:	N/A
Airport:	N/A

Listing Broker(s)

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Comments

Floor drains with oil separators. Warehouse featuring shop sink, automatic garage doors and a high end security system in place with cameras installed throughout.