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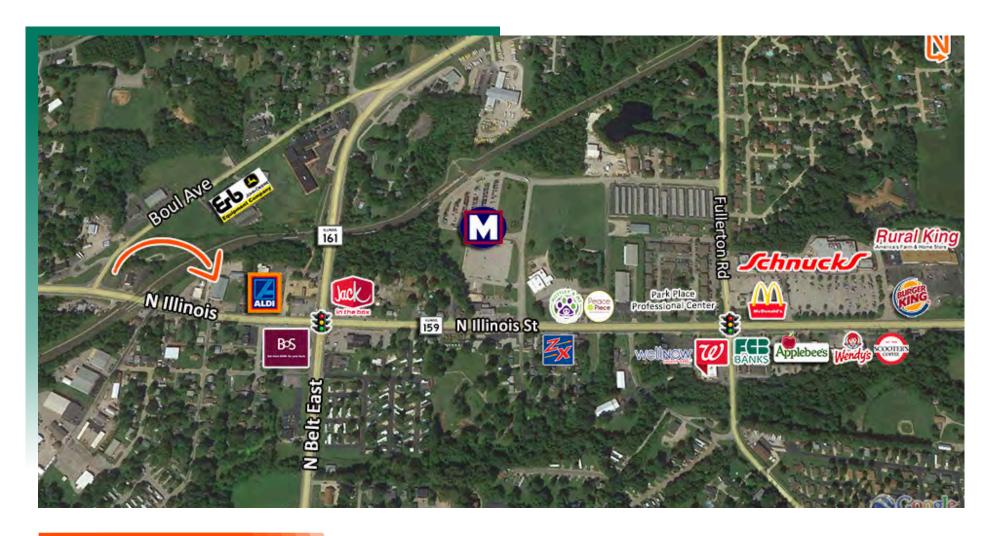






AREA MAP

1604 N Illinois, Swansea, IL 62226



LOCATION OVERVIEW

Located on the North/South thoroughfare of Illinois 159. 252' of frontage on IL Route 159 (N Illinois St).

PROPERTY PHOTOS

1604 N Illinois, Swansea, IL 62226







- 15,000 SF light industrial/retail/office building
- Extra yard space
- Secured lot
- Monument signage
- Private offices
- Showroom
- Drive-in warehouse space
- Situated on 2.37+/- acres

INDUSTRIAL PROPERTY SUMMARY

1604 NORTH ILLINOIS STREET

LISTING #	2712	FACILITY INFORMATION:	
LOCATION DETAILS:		Heat:	Yes
Parcel #:	08-16.0-407-007 & 009	AC:	Yes
County:	St. Clair	Lighting:	LED
Zoning:	HB - Highway Business	Sprinklers:	No
PROPERTY OVERVIEW:		Insulated:	No
Building SF:	15,000	Ventilation:	No
Office SF: Warehouse SF:	4,000 11,000	Compressed Air:	No
Min Divisible SF: Max Contig SF:	15,000 15,000	Restrooms Men:	Yes
Lot Size:	2.37 Acres	Restrooms Womens:	Yes
Frontage: Depth:	252 Irr	Floor Drains:	No
Parking Spaces:	40	LOADING & DOORS:	
Parking Surface Type:	Asphalt & Concrete	EGABING & BOOKS.	
Archeological:	No	Dock Doors:	None
Environmental:	No		
Survey:	No	# Drive In December	(0)
STRUCTURAL DATA:		# Drive In Doors:	(2)
Year Built:	1986	_	
Renovated:	2018	Drive In Door Size:	10'X10' and 14'X12'
Clear Ht Min:	8'		
Clear Ht Max:	16'	TRANSPORATION	
Bay Spacing:	Clear Span	TRANSPORATION:	
Construction Type:	Wood Frame,Metal Exterior		
Roof:	Metal	Interstate Access:	I-64
Floor Type:	Concrete		



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6

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Floor Thickness:

INDUSTRIAL PROPERTY SUMMARY PG 2

1604 NORTH ILLINOIS STREET

UTILITY INFO:

Water Provider: American Water

Water Location: On Site

Sewer Provider: City of Swansea

Sewer Location: On Site

Gas Provider: Ameren IL

Gas Location: On Site

Electric Provider: Ameren IL

Electric Location: On Site

Voltage Low: 120

Voltage High: 240

Amps: 200

Phase: 1

TAX INCENTIVE ZONES:

TIF District: Yes

Enterprise Zone: No

Opportunity Zone: No

Foreign Trade Zone: No

FINANCIAL INFORMATION:

Taxes: \$20,118.70

Tax Year: 2023



SALE/LEASE INFORMATION:

Sale Price: \$1,300,000

Price / SF: \$86.67

PROPERTY DESCRIPTION:

15,000 SF light industrial/retail/office building on North/South thoroughfare of Illinois 159. 252' of frontage. Extra yard space, secured lot, monument signage. Built out with private offices, showroom and drive-in warehouse space. Clear span building could be converted into all warehouse space. Situated on 2.37+/- acres.

