

# FOR SALE

1604 N Illinois  
Swansea, IL 6226



**15,000 SF OFFICE/WAREHOUSE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
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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

EXTERIOR PHOTO



SIGNAGE



EXTERIOR PHOTO



- 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

## LOCATION DETAILS:

**Parcel #:** 08-16.0-407-007 & 009  
**County:** St. Clair  
**Zoning:** HB - Highway Business

## PROPERTY OVERVIEW:

**Building SF:** 15,000  
**Office SF:** 4,000  
**Warehouse SF:** 11,000  
**Min Divisible SF:** 15,000  
**Max Contig SF:** 15,000  
**Lot Size:** 2.37 Acres  
**Frontage:** 252  
**Depth:** Irr  
**Parking Spaces:** 40  
**Parking Surface Type:** Asphalt & Concrete  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## STRUCTURAL DATA:

**Year Built:** 1986  
**Renovated:** 2018  
**Clear Ht Min:** 8'  
**Clear Ht Max:** 16'  
**Bay Spacing:** Clear Span  
**Construction Type:** Wood Frame, Metal Exterior  
**Roof:** Metal  
**Floor Type:** Concrete  
**Floor Thickness:** 6

## FACILITY INFORMATION:

**Heat:** Yes  
**AC:** Yes  
**Lighting:** LED  
**Sprinklers:** No  
**Insulated:** No  
**Ventilation:** No  
**Compressed Air:** No  
**Restrooms Men:** Yes  
**Restrooms Womens:** Yes  
**Floor Drains:** No

## LOADING & DOORS:

**Dock Doors:** None  
**# Drive In Doors:** (2)  
**Drive In Door Size:** 10'X10' and 14'X12'

## TRANSPORATION:

**Interstate Access:** I-64



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# 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  |

## SALE/LEASE INFORMATION:

|             |             |
|-------------|-------------|
| Sale Price: | \$1,300,000 |
| Price / SF: | \$86.67     |

## FINANCIAL INFORMATION:

|           |             |
|-----------|-------------|
| Taxes:    | \$20,118.70 |
| Tax Year: | 2023        |

## 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.