

FOR SALE

1604 N Illinois St.,
Swansea, IL 62226



OWNER-USER INVESTMENT OPPORTUNITY

MIXED USE PROPERTY - THREE BUILDINGS TOTALING 23,802 SF

BARBERMURPHY

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

1604 N Illinois St., 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 St., Swansea, IL 62226



OWNER-USER INVESTMENT PROPERTY

+/- 12,000 SF available, with private offices, showroom and warehouse space.

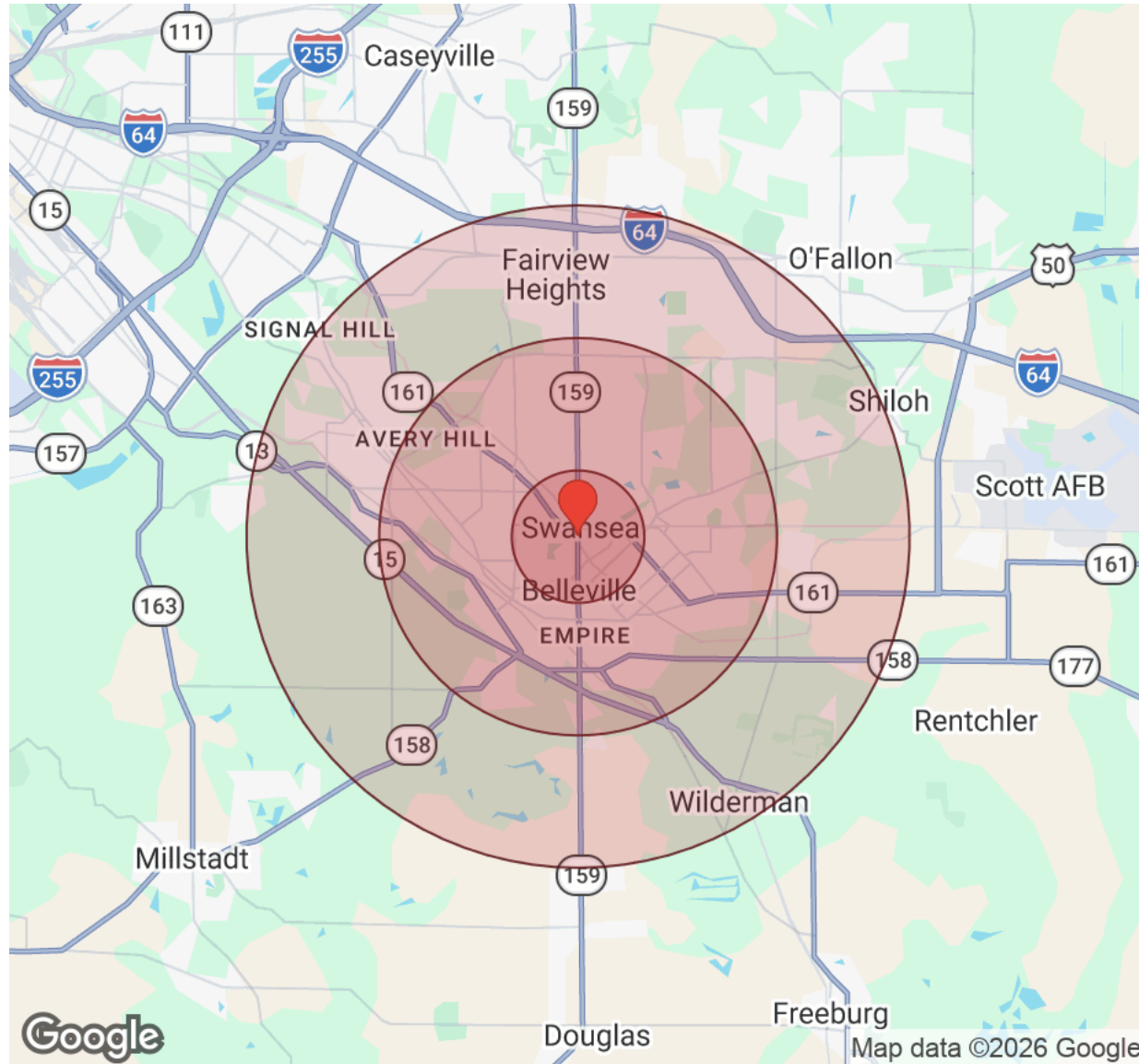
5 parcel portfolio, situated on 3.86 acres and 3 buildings totaling 23,802 SF. Partially leased and Seller to lease back.

Secured fenced and gated lot.

Contact Broker for current income information.

DEMOGRAPHICS

1604 NORTH ILLINOIS STREET



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,392	31,379	51,930
Female	3,976	33,303	55,201
Total Population	8,368	64,682	107,130

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,221	32,203	52,665
Occupied	3,694	28,764	47,307
Owner Occupied	1,945	17,057	29,276
Renter Occupied	1,749	11,707	18,031
Vacant	527	3,439	5,357

Income	1 Mile	3 Miles	5 Miles
Median	\$68,107	\$76,670	\$82,242
Under \$15k	304	2,485	3,766
\$15k - \$25k	233	1,570	2,316
\$25k - \$35k	306	2,047	3,049
\$35k - \$50k	515	3,659	5,471
\$50k - \$75k	662	4,336	7,089
\$75k - \$100k	492	4,263	6,773
\$100k - \$150k	769	5,363	9,665
\$150k - \$200k	206	2,720	4,944
Over \$200k	207	2,320	4,233

INDUSTRIAL PROPERTY SUMMARY

1604 N ILLINOIS ST

LISTING # 2712

LOCATION DETAILS:

Parcel #: 08-16.0-407-004, 005, 007, 008 & 009
County: St. Clair, IL - St. Clair
Zoning: HB - Highway Business

PROPERTY OVERVIEW:

Building SF: 23,802
Vacant SF: 12,000
Office SF: 4,000
Warehouse SF: 8,000
Min Divisible SF: 4,000
Max Contig SF: 19,000
Lot Size: 3.65 Acres
Frontage: 615
Depth: IRR
Parking Spaces: 40
Parking Surface Type: Asphalt & Concrete
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1986
Renovated: 2025
Clear Ht Min: 8
Clear Ht Max: 16
Bay Spacing: Clear Span
Construction Type: Wood Frame, Metal siding
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
Showers: No
Floor Drains: No

LOADING & DOORS:

Drive In Doors: 2
Drive In Door Size: 10'x10' and 14'x12'

TRANSPORTATION:

Interstate Access: I-64



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INDUSTRIAL PROPERTY SUMMARY PG 2

1604 N ILLINOIS ST

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:	\$2,000,000
Price / SF:	\$84.03

PROPERTY DESCRIPTION:

Owner-User Investment Property. +/- 12,000 SF available, with private offices, showroom and warehouse space.
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