

INDUSTRIAL FOR LEASE

7,000 SF OFFICE/WAREHOUSE FOR LEASE

610 S BREESE ST, MILLSTADT, IL 62260



LEASE RATE: \$3,000/MONTH, GROSS

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard
Shiloh, IL 62269
618-277-4400

PRESENTED BY:

JOE HARDIN

Broker Associate

cell: (618) 660-8759

joeh@barbermurphy.com

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.

PROPERTY PHOTOS

7,000 SF Office/Warehouse for Lease
610 S Breese St | Millstadt, IL 62260



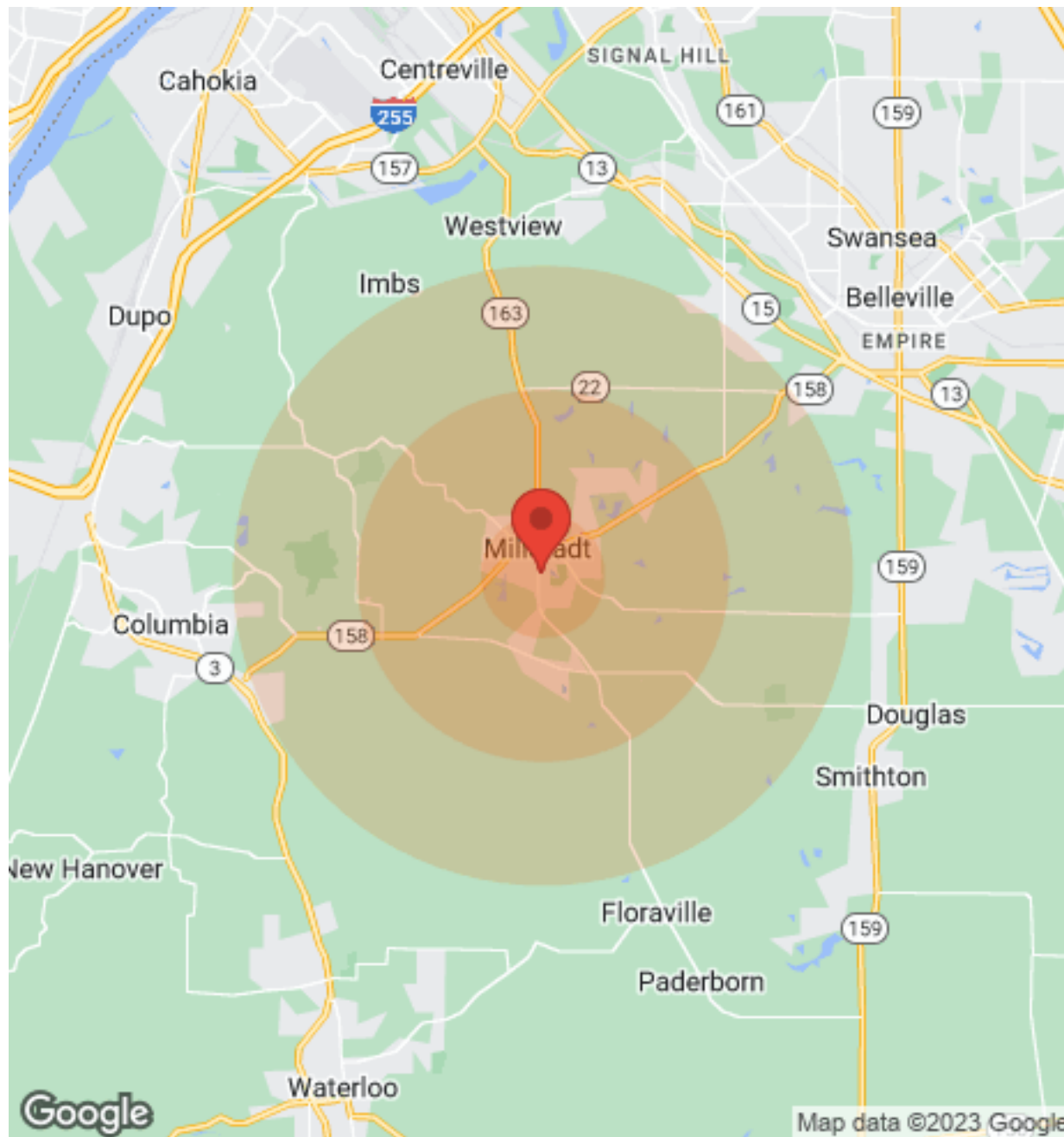
BUSINESS MAP

7,000 SF Office/Warehouse for Lease
610 S Breese St | Millstadt, IL 62260



DEMOGRAPHICS

7,000 SF Office/Warehouse for Lease
610 S Breese St | Millstadt, IL 62260



Population	1 Mile	3 Miles	5 Miles
Male	764	2,360	5,949
Female	727	2,360	5,907
Total Population	1,491	4,720	11,856

Income	1 Mile	3 Miles	5 Miles
Median	\$48,523	\$51,523	\$51,523
< \$15,000	68	98	384
\$15,000-\$24,999	35	169	402
\$25,000-\$34,999	140	231	395
\$35,000-\$49,999	125	291	768
\$50,000-\$74,999	76	339	806
\$75,000-\$99,999	60	349	766
\$10,000-\$149,999	123	264	863
\$150,000-\$199,999	11	100	218
> \$200,000	N/A	69	126

Housing	1 Mile	3 Miles	5 Miles
Total Units	666	1,928	4,772
Occupied	630	1,842	4,524
Owner Occupied	459	1,439	3,626
Renter Occupied	171	403	898
Vacant	36	86	248

INDUSTRIAL PROPERTY INFO- LISTING #: 2728

7,000 SF Office/Warehouse for Lease
610 S Breese St | Millstadt, IL 62260

PROPERTY INFO

APN: 12-10-0-323-069
County: St. Clair
Zoning: Light Industrial
Property Taxes: \$8,581.14
Prior Use: Light Manufacturing

STRUCTURAL DATA

Year Built: 1985
Rehab Year: 2019
Construction Type: Wood Framed, Metal siding
Min-Max Clearance: 16'
Bay Spacing: Clear Span
Floor Type: Concrete
Floor Thickness: 6"

UTILITY INFO

Water provider/Location: City Served
Sewer Provider/Location: City Served
Gas Provider/Location: Ameren IL
Electric Provider//Location: Ameren IL
Power: 3 Phase/480 Volts

FACILITY INFO

Grade Doors: 3 (14'x12)
Heating/Cooling: Heating warehouse/ AC office
Lighting: LED
Sprinklers: No
Parking: 12



SALE/LEASE INFO

Lease Rate: \$3,000.00
Lease Type: Gross

SQUARE FOOT INFO

Building SF: 7,000
Office SF: 800
Warehouse SF: 6,200
Min Divisible: 7,000
Max Contiguous: 7,000

LAND MEASUREMENTS

Lot Size: 1.10 Acres
Dimensions: 200' x 75'