

INDUSTRIAL FOR LEASE

4,800 SF WAREHOUSE

4930 S STATE ROUTE 159, GLEN CARBON, IL 62034

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



LEASE RATE: \$2,000/MONTH, GROSS

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COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-4400

BARBERMURPHY.COM

PRESENTED BY:

COLLIN FISCHER, CCIM

Principal

office: (618) 277-4400

cell: (618) 420-2376

collinf@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

4930 ILLINOIS 159



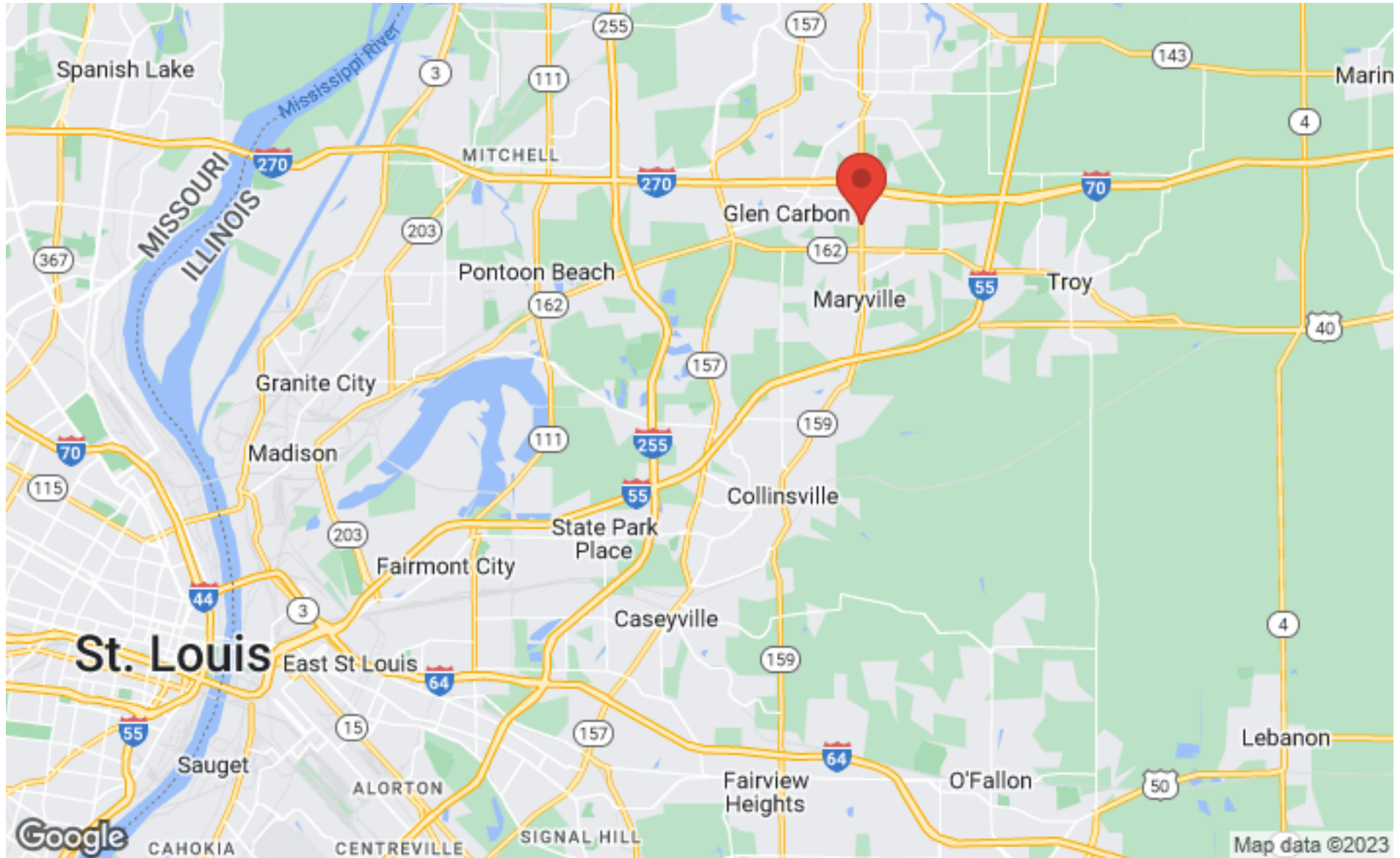
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REGIONAL MAP

4930 ILLINOIS 159



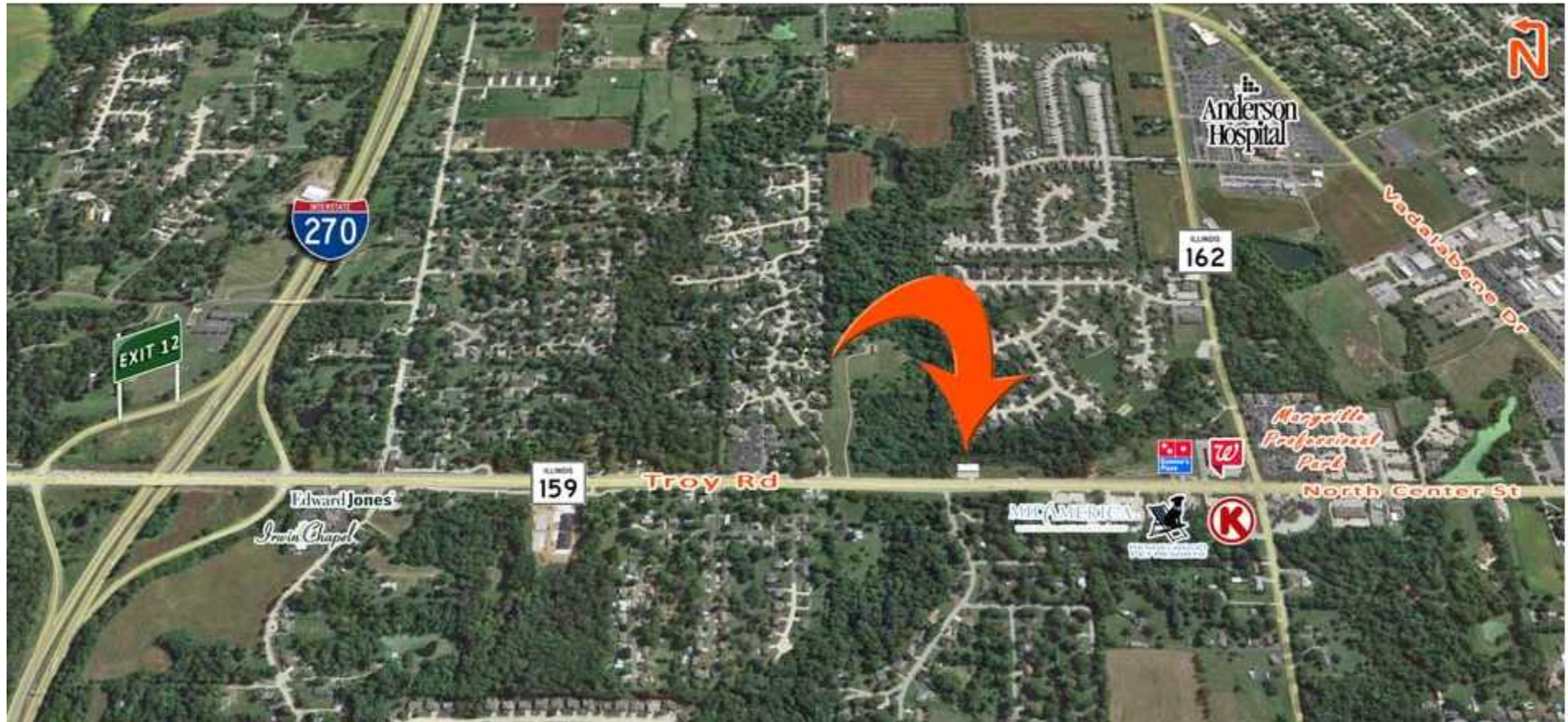
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AREA MAP & PROPERTY DESCRIPTION

4930 ILLINOIS 159



PROPERTY DESCRIPTION

- 4,800 SF of warehouse space
- No water/sewer available
- No storage of vehicles or material allowed on the lot outside of the building.

LOCATION OVERVIEW

Less than 1 mile from I-270. Located on 159, just north of Walgreens.

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INDUSTRIAL PROPERTY INFO

4930 ILLINOIS 159

LISTING

PROPERTY INFO

APN: 13-1-21-02-00-000-006
 County: IL - Madison
 Zoning: NA
 Prior Use: Warehouse

STRUCTURAL DATA

Year Built: 2011
 Construction Type: Metal
 Min-Max Clearance: 14'
 Bay Spacing: Clear Span
 Floor Type: Concrete
 Floor Thickness: 4"
 Taxes: \$3,226

UTILITY INFO

Water provider/Location: Not available
 Sewer Provider/Location: Not available
 Gas Provider/Location: Not available
 Electric Provider//Location: Electric on site for building lights
 Power: 200 amps

FACILITY INFO

Grade Doors: 2 (10'x12')
 Heating/Cooling: NO
 Lighting: Fluorescent lights
 Parking: Not allowed to park on site only inside building



SALE/LEASE INFO

Lease Rate: \$2,000/Month
 Lease Type: Gross

SQUARE FOOT INFO

Building SF: 4,800
 Warehouse SF: 4,800
 Min Divisible: 4,800
 Max Contiguous: 4,800

LAND MEASUREMENTS

Lot Size: 2.53 Acres

TRANSPORTATION

Interstate: I-270
 Airport: Lambert-St. Louis International Airport