

INDUSTRIAL FOR SALE

7,900 SF OFFICE/WAREHOUSE

1843 MADISON AVENUE, GRANITE CITY, IL 62040



SALE PRICE: \$265,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

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PRESENTED BY:

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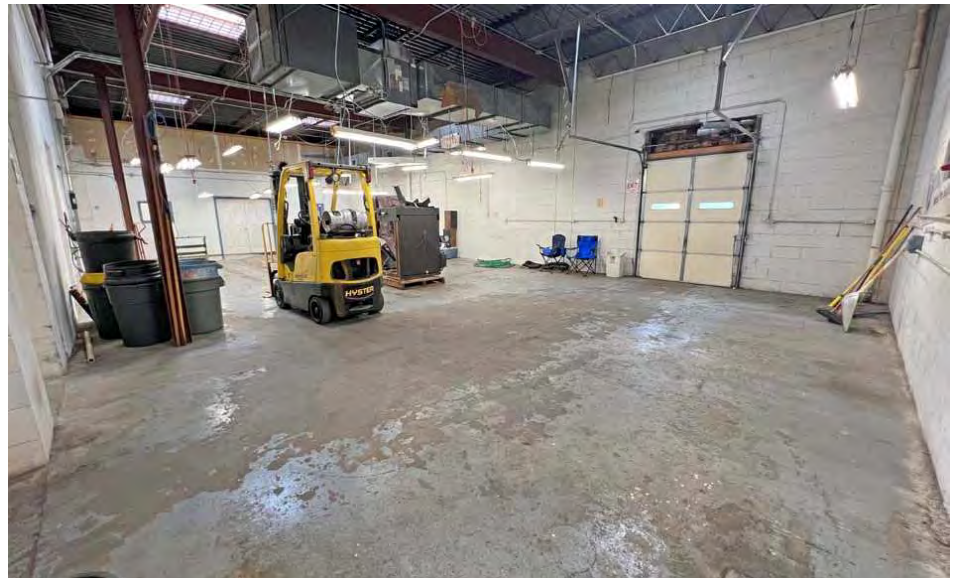
cell: (618) 980-2284

cathyh@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

1843 MADISON AVENUE



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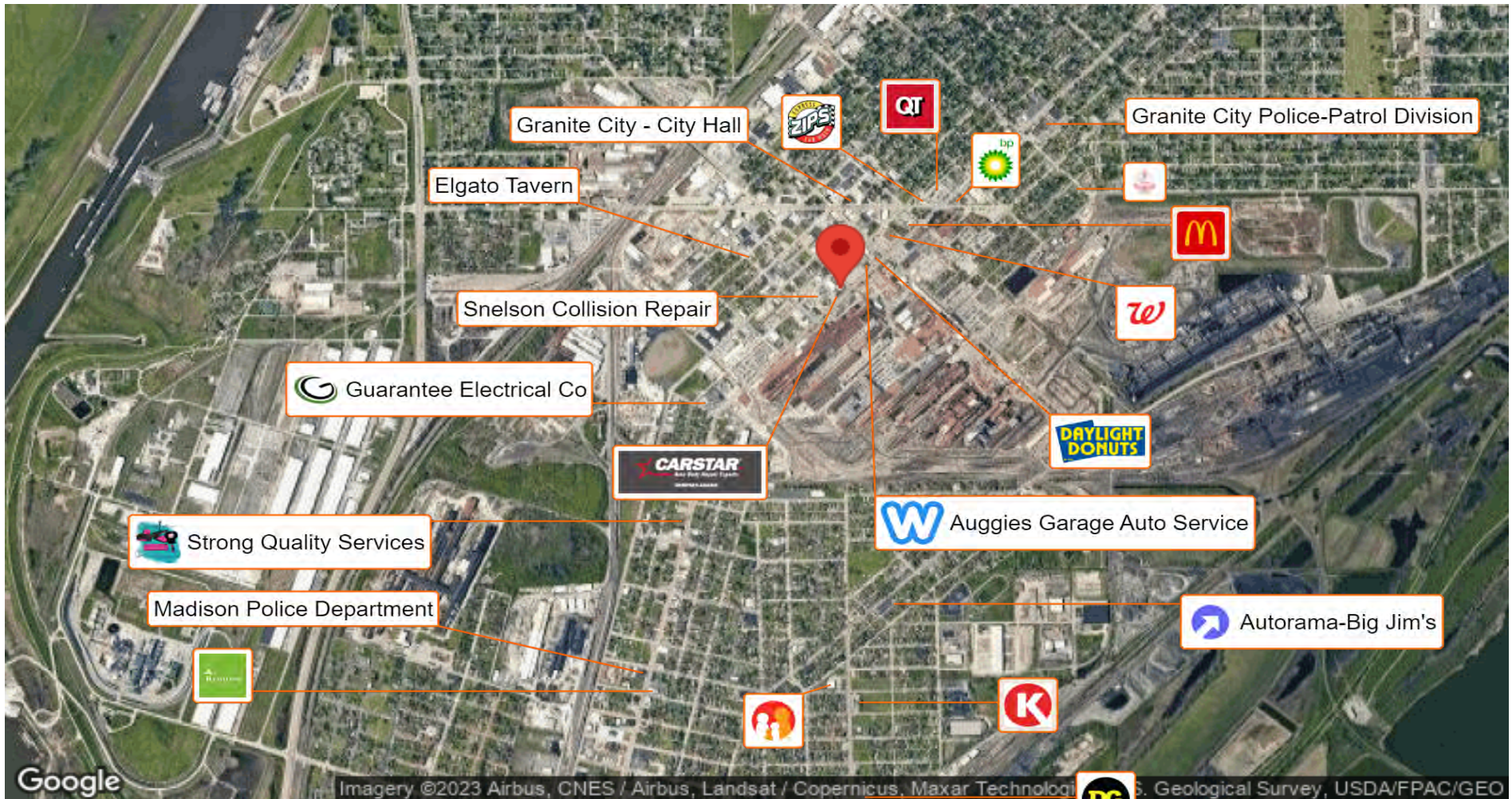
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AREA MAP & PROPERTY DESCRIPTION

1843 MADISON AVENUE



PROPERTY DESCRIPTION

Office/Warehouse for Sale. 7,900 SF (2,100 SF Office Space & 5,800 SF Warehouse Space). 14' Ceilings, (1)10'x8' Dock door, (1)8'x6' Drive-In Door, Partially Heated and Air-Conditioned Warehouse Space. The property is located in the Southwestern Enterprise Zone which provides various incentives such as sales tax abatement on building materials and property tax abatement for certain improvements.

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INDUSTRIAL PROPERTY INFO

1843 MADISON AVENUE

LISTING # 2765

PROPERTY INFO

APN: 22-2-19-24-12-203-020
 County: Illinois - Madison
 Zoning: C-3
 Property Taxes: \$5,551.80

STRUCTURAL DATA

Rehab Year: 2010
 Construction Type: Exterior - Block
 Min-Max Clearance: 14'
 Bay Spacing: Varies
 Floor Type: Concrete
 Floor Thickness: 6"
 Roof: Rubber replaced in 2010

UTILITY INFO

Water provider/Location: City Served, On Site
 Sewer Provider/Location: City Served, On Site
 Gas Provider/Location: Ameren IL, On Site
 Electric Provider//Location: Ameren IL, On Site
 Power: 200 Amp, 3 Phase, 220V

FACILITY INFO

Dock Doors: (1)10'x8'
 Grade Doors: (1)8'x6'
 Heating/Cooling: Office-Heated/Cooled, WHS-Heated
 Lighting: LED
 Sprinklers: None
 Parking: Approx. 20 Spaces/Asphalt Surface



SALE/LEASE INFO

Price: \$265,000
 Price / SF: \$33.54

SQUARE FOOT INFO

Building SF: 7,900
 Office SF: 2,100
 Warehouse SF: 5,800
 Min Divisible: 7,900
 Max Contiguous: 7,900

LAND MEASUREMENTS

Lot Size: 0.27 Acres
 Dimensions: 145'x 110'

TRANSPORTATION

Interstate: Roughly 1 mile from I-255, I-70 & I-55
 Airport: St. Louis Lambert International Airport