

BARBERMURPHY

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AREA MAP

8853 Petroff Dr., Caseyville, IL 62232



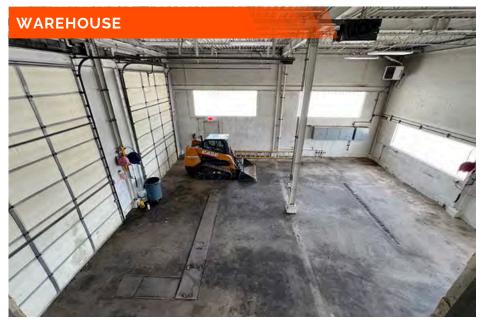
LOCATION OVERVIEW

Located at the corner of IL Route 157 and Petroff Dr with excellent access to I-64 & I-255. 10 Minutes from Downtown St. Louis

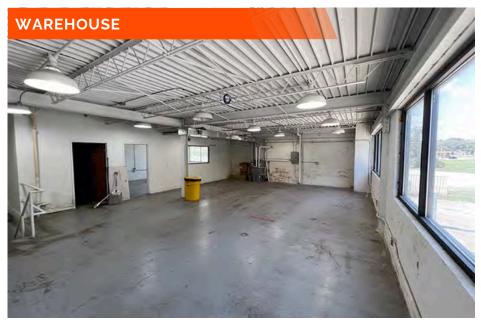


PROPERTY PHOTOS

8853 Petroff Dr., Caseyville, IL 62232









INDUSTRIAL PROPERTY SUMMARY

8853 Petroff Dr., Caseyville, IL 62232



SALE INFORMATION:

For Sale: Yes
Sale Price: \$450,000
Sale Price/SF: \$94.50
Cap Rate: N/A
GRM: N/A
NOI: N/A

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$4,900/Month
Lease Type: NNN

Net Charges:
CAM Charges:
Lease Terms:

SQUARE FOOT INFO:

4.764 SF **Building Total:** Total Available: 4,764 SF Direct Lease: 4,764 SF 0 SF Sublease: Office: 1,200 SF Warehouse: 3,564 SF Min Divisible: 4,764 SF Max Contiguous: 4,764 SF

LAND MEASUREMENTS:

Acres: 1.0 AC Frontage: 100 FT Depth: 250 FT

PROPERTY INFORMATION:

Parcel No: 02.13.0-402-038 County: St. Clair Zoning: B - 2 Industrial Park: Prior Use: TIF: Yes Enterprise Zone: Νo Foreign Trade Zone: Νo Survey: Νo Environmental: ΝO Archaeological: Νo Property Tax: \$12,530 Tax Year: 2022

FACILITY INFORMATION:

Warehouse Heating: Office Cooling: Insulated: Νo Sprinklers/Type: None Skyliahts: Νo Ventilation: Νo Compressed Air: Νo LED Lighting: Men's Restroom: Νo Women's Restroom: Νo Shower: Νo Breakroom: Νo

STRUCTURAL DATA:

1957 Year Built: 2023 Rehab Year: ۱ 9 Clearance Min: 20' Clearance Max: Bay Spacing: Style: Flat Roof Type & Age: Concrete Block Exterior: Floors: Concrete Floor Type: 8" Floor Thickness: Νo Floor Drains:

ACCESS POINTS:

Truck Dock: None

Dock Levelers: N/A

Drive-In Doors: (2) 12'x16'

OVERHEAD CRANES:

Cranes: No
Size: N/S
Hook Height: N/A

PARKING:

Spaces: 40
Surface Type: Gravel Lot
Yard: Secure/Fenced

Extra Land:



INDUSTRIAL PROPERTY SUMMARY

8853 Petroff Dr., Caseyville, IL 62232



UTILITY INFORMATION:

Water Provider: City of Caseyville Size & Location: On Site Sewer Provider: City of Caseyville Size & Location: On Site Gas Provider: Ameren IL On Site Size & Location: Electric Provider: Ameren IL Size & Location: On Site AMPS: 200 Phase: Single High Volts: 240 210 Low Volts: Telecom ProviderCharter/Spectrum On Site Location:

TRANSPORTATION:

Interstate: I-64 & I-255
Rail: N/A
Barge: N/A
Airport: N/A



COMMENTS:

Industrial building located at the corner of IL Route 157 and Petroff Dr with excellent access to I-64 & I-255. The Building consists of: Office / Shop Space with 2 large Drive-in Doors, Compressed Air as well as a Drain and Oil Separator.



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