

**FOR SALE**  
-AND-  
**LEASE**

8853 Petroff Dr.  
Caseyville, IL 62232



**4,764 SF OFFICE/WAREHOUSE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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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

WAREHOUSE



EXTERIOR - REAR



WAREHOUSE



OFFICE



# INDUSTRIAL PROPERTY SUMMARY

8853 Petroff Dr., Caseyville, IL 62232

#2768

## 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:

Building Total:	4,764 SF
Total Available:	4,764 SF
Direct Lease:	4,764 SF
Sublease:	0 SF
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:	No
Foreign Trade Zone:	No
Survey:	No
Environmental:	NO
Archaeological:	No
Property Tax:	\$12,530
Tax Year:	2022

## FACILITY INFORMATION:

Heating:	Warehouse
Cooling:	Office
Insulated:	No
Sprinklers/Type:	None
Skylights:	No
Ventilation:	No
Compressed Air:	No
Lighting:	LED
Men's Restroom:	No
Women's Restroom:	No
Shower:	No
Breakroom:	No

## STRUCTURAL DATA:

Year Built:	1957
Rehab Year:	2023
Clearance Min:	9'
Clearance Max:	20'
Bay Spacing:	-
Style:	
Roof Type & Age:	Flat
Exterior:	Concrete Block
Floors:	1
Floor Type:	Concrete
Floor Thickness:	8"
Floor Drains:	No

## 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:	



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#2768

## UTILITY INFORMATION:

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

## 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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