

FOR SALE

3375 Route 162,  
Granite City, IL 62040



2 Story Office Building & 1,800 SF Warehouse

**BARBERMURPHY**

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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.



## 2 Story office building on 3.45 acres.

This office building boasts a host of essential features, including seven restrooms, lobby, two kitchens, 27 private offices, and open reception area. With its layout and amenities, it provides a comfortable and functional environment for a productive work setting.

9,500 SF Office



### PROPERTY HIGHLIGHTS



(30) Parking Spaces



(7) Restrooms



(2) Kitchens



Reception Area



Brick Exterior



(27) Offices



LED Lighting

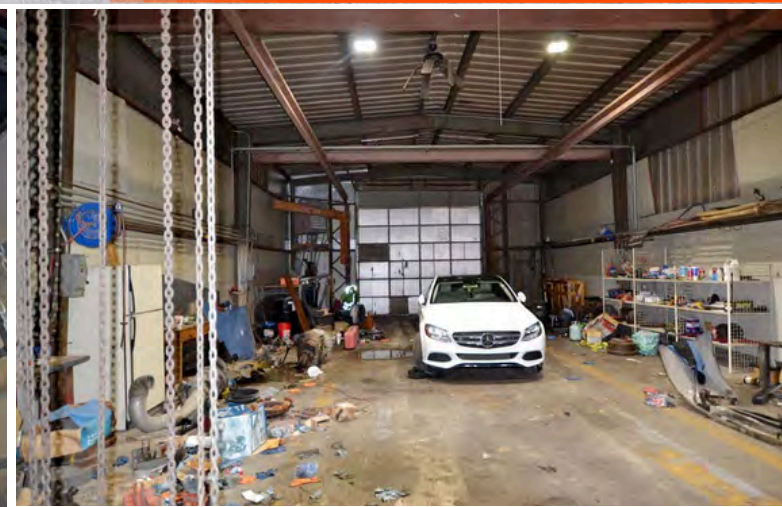
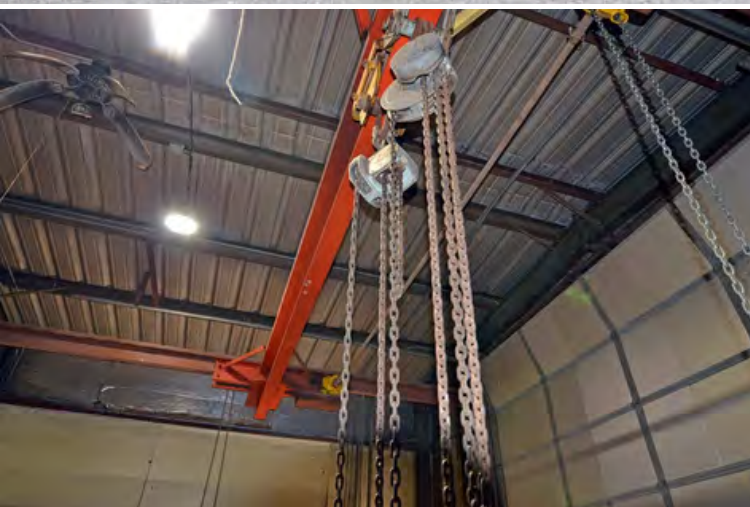




## Warehouse with canopy roof and 1,740 SF slab.

It is equipped with heating and cooling systems throughout the warehouse space, ensuring a comfortable environment year-round. It includes (2) 14' drive thru doors, 16' clearance height and (1) indoor and (1) outdoor 1 ton cranes to streamline loading and unloading operations. This well-appointed space is ideal for efficient and versatile warehouse/storage space.

1,800 SF Warehouse



## PROPERTY HIGHLIGHTS



(2) 14'  
Drive thru  
Doors



(1) Indoor  
Overhead 1 Ton  
Crane



(1) Outdoor  
Overhead 1 Ton  
Crane



3 Phase  
power



277/488  
Volts



16'  
Clear Height



# PROPERTY PHOTOS

3375 ROUTE 162, GRANITE CITY, IL 62040



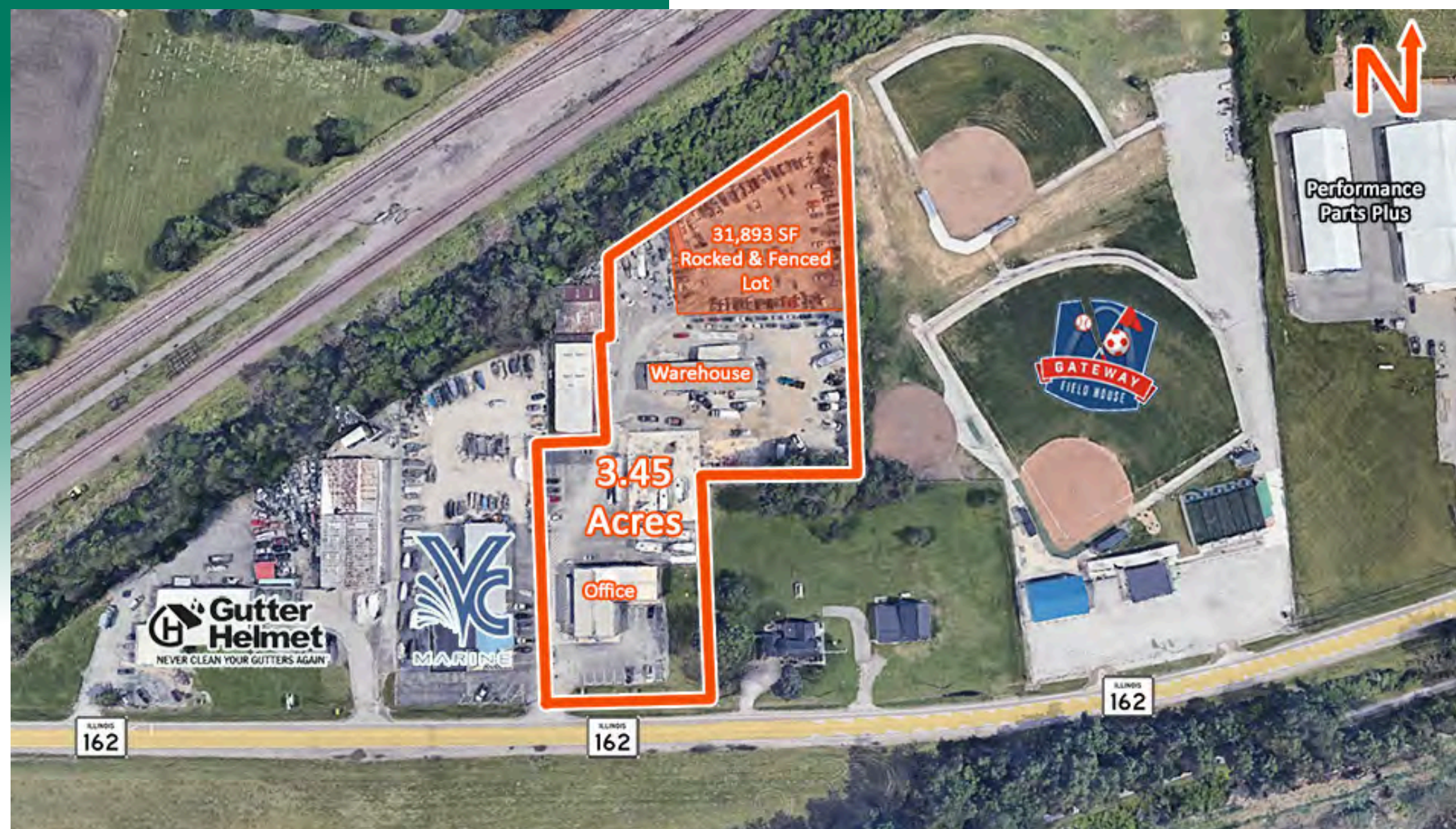


# PROPERTY PHOTOS

3375 ROUTE 162, GRANITE CITY, IL 62040







## LOCATION OVERVIEW

The 3.45 acre property is strategically situated in Godfrey, IL, with frontage on IL-162, and less than 4 miles from I-270 & I-255, making it easily accessible for transportation and logistics. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.



Monument  
Signage



6,200 ADT



Frontage: 160'  
Depth: Varies

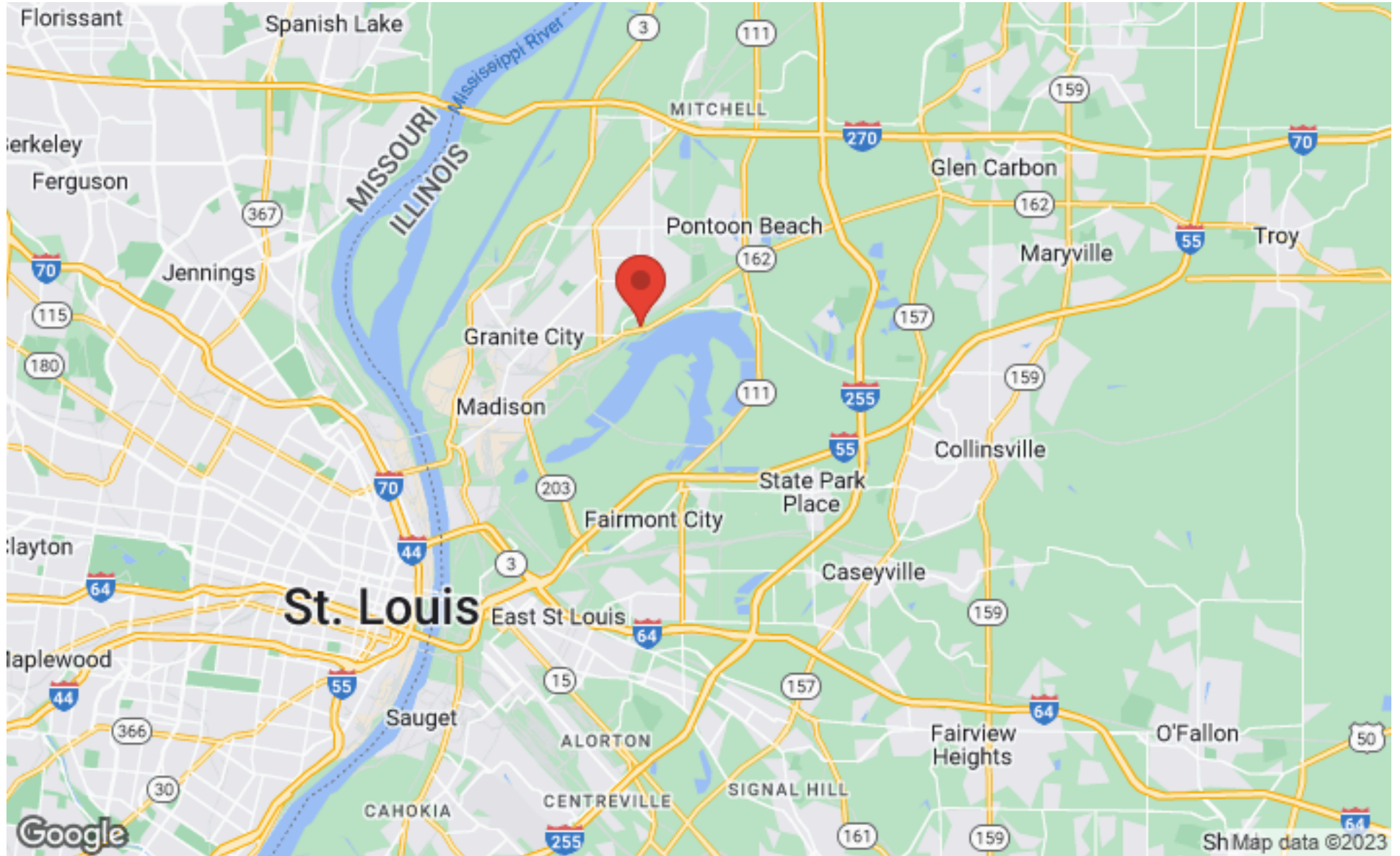


4 miles  
to I-255 & I-270



## REGIONAL MAP

3375 ROUTE 162, GRANITE CITY, IL 62040



# INDUSTRIAL PROPERTY SUMMARY

#2793

3375 Route 162, Granite City, IL 62040

## SALE INFORMATION:

For Sale:	YES
Sale Price:	\$439,000
Sale Price/SF:	\$38.85
Cap Rate:	-
GRM:	-
NOI:	-

## SQUARE FOOT INFO:

Building Total:	11,250 SF
Total Available:	-
Direct Lease:	N/A
Sublease:	N/A
Office:	9,500 SF
Warehouse:	1,800 SF
Min Divisible:	-
Max Contiguous:	-

## LAND MEASUREMENTS:

Acres:	3.45 AC
Frontage:	160 FT
Depth:	Varies

## PROPERTY INFORMATION:

Parcel No:	22-1-20-16-00-000-022.001
County:	Madison
Zoning:	M-1
Prior Use:	Office/Warehouse
TIF:	NO
Enterprise Zone:	NO
Foreign Trade Zone:	NO
Survey:	NO
Environmental:	NO
Archaeological:	NO
Property Tax:	\$14,103
Tax Year:	-

## FACILITY INFORMATION:

Heating/Cooling:	Warehouse & Office
Insulated:	NO
Sprinklers/Type:	-
Skylights:	NO
Ventilation:	NO
Compressed Air:	YES
Lighting:	LED
Men's Restroom:	NO
Women's Restroom:	NO
Shower:	NO
Breakroom:	NO

## STRUCTURAL DATA:

Year Built:	1978
Rehab Year:	2021
Clearance Min:	8'
Clearance Max:	16'
Bay Spacing:	Clear Span
Roof Type & Age:	Flat
Exterior:	Brick, Metal
Floors:	2
Floor Type:	Reinforced Concrete
Floor Thickness:	6"
Floor Drains:	YES

## ACCESS POINTS:

Truck Dock:	N/A
Dock Levelers:	N/A
Drive-In Doors:	(2) 14' Drive Thru Doors

## OVERHEAD CRANES:

Cranes:	(2)
Size:	1 Ton
Hook Height:	-

## PARKING:

Spaces:	30
Surface Type:	Asphalt
Yard:	-
Extra Land:	-



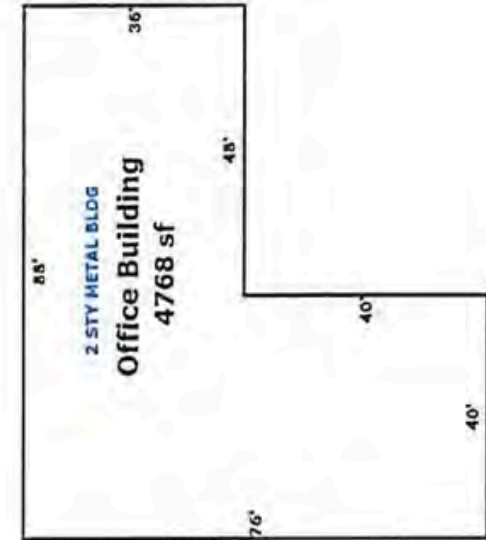
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## UTILITY INFORMATION:

Water Provider: City Served  
Size & Location: On Site  
Sewer Provider: City Served  
Size & Location: Septic, On Site  
Gas Provider: Ameren  
Size & Location: On Site  
Electric Provider: Ameren  
Size & Location: On Site  
AMPS: -  
Phase: 3 Phase  
High Volts: 480  
Low Volts: 277  
Telecom Provider: -  
Location: -



## TRANSPORTATION:

Interstate: I-270 & I-255 (4 Miles)  
Rail: -  
Barge: -  
Airport: St. Louis Airport (STL)  
12 Miles

## COMMENTS:

2 Story Office Building totaling 9,500 SF. 1,800 SF Warehouse in rear w 16' clear height, (2) 14' drive through doors. Rocked and fenced parking in rear with gate. Building has a reception area, 26 offices, 2 kitchens, 2 kitchenettes and 7 baths. 277/480 3-phase electric service, (2) one ton cranes (one indoor and 1 on covered area). Property is situated on 3.45 Acres.

