

FOR SALE

3375 Route 162,
Granite City, IL 62040



2 Story Office Building & 1,800 SF Warehouse

BARBERMURPHY

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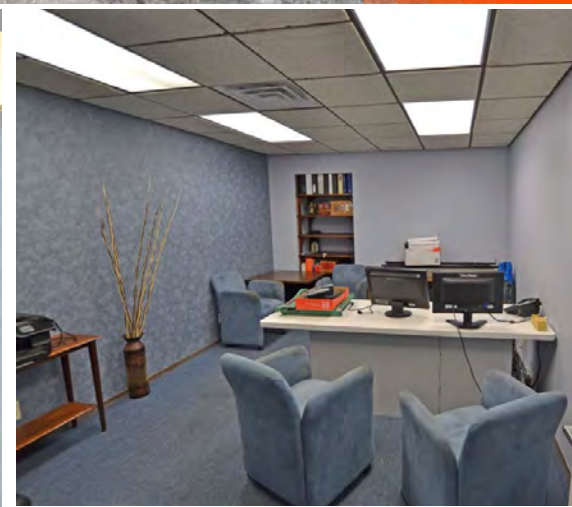
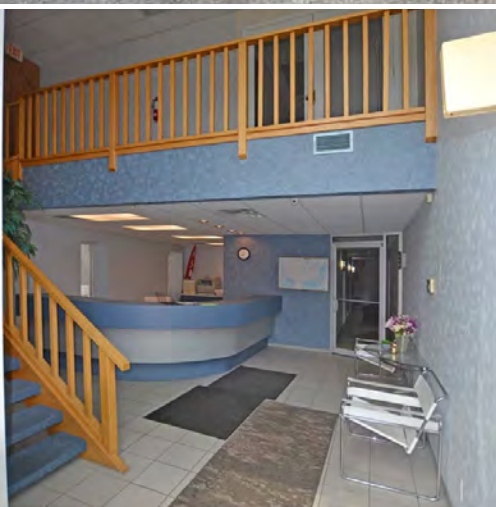
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



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



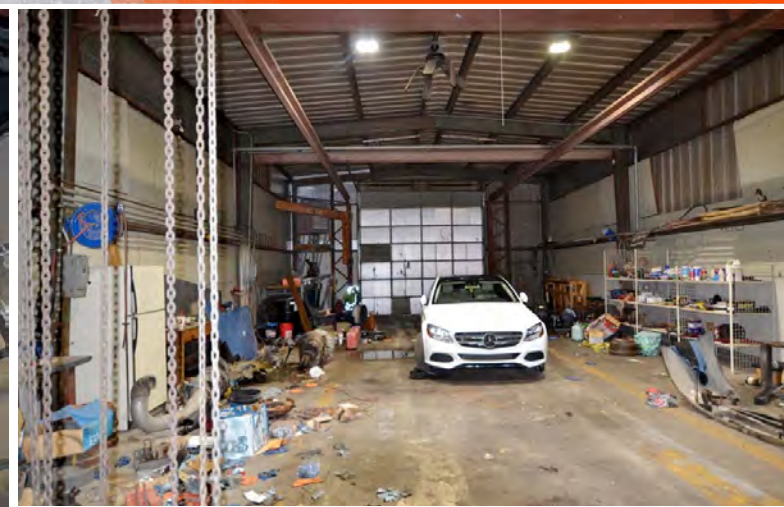
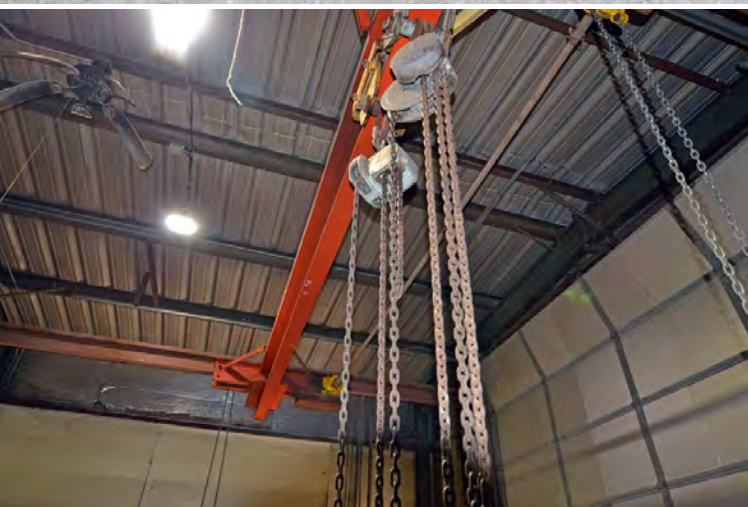
LED Lighting



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



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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



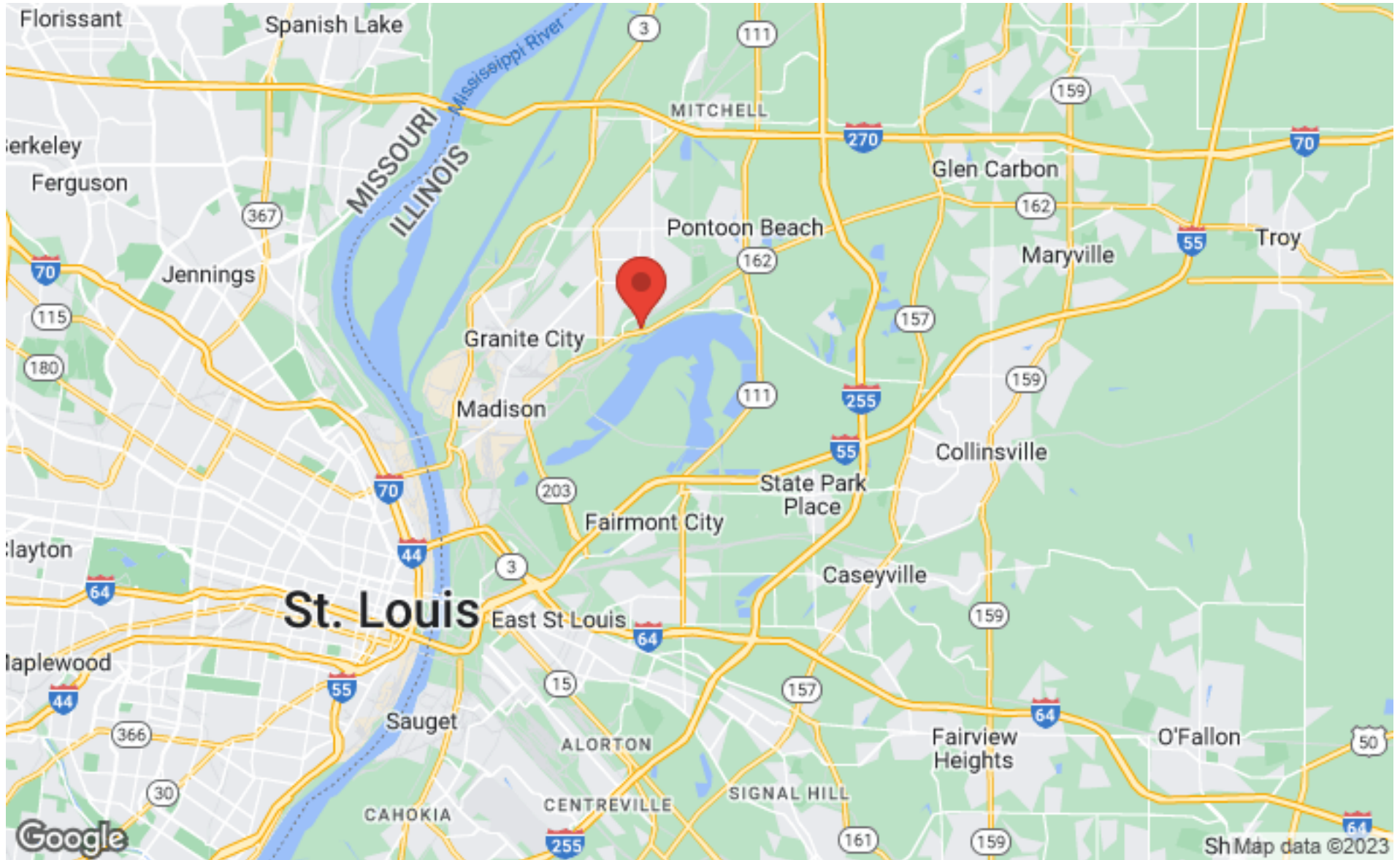
Frontage: 160'
Depth: Varies



4 miles
to I-255 & I-270

REGIONAL MAP

3375 ROUTE 162, GRANITE CITY, IL 62040



INDUSTRIAL PROPERTY INFO

3375 ILLINOIS 162

LISTING # 2793

PROPERTY INFO

APN: 22-1-20-16-00-000-022.001
 County: IL - Madison
 Zoning: M-1
 Property Taxes: \$14,103
 Prior Use: Office/Warehouse

STRUCTURAL DATA

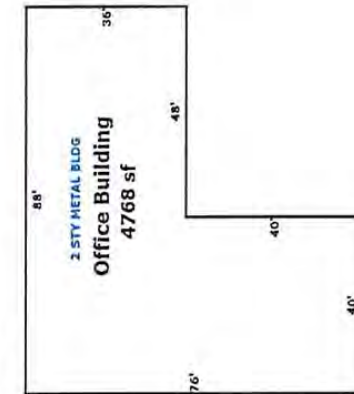
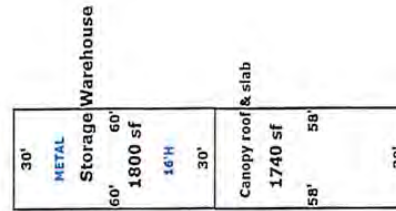
Year Built: 1978
 Rehab Year: 2021
 Construction Type: Brick, Metal
 Min-Max Clearance: 8'- 16'
 Bay Spacing: Clear Span
 Floor Type: Reinforced Concrete
 Floor Thickness: 6"

UTILITY INFO

Water provider/Location: City Served, On Site
 Sewer Provider/Location: septic, On Site
 Gas Provider/Location: NONE
 Electric Provider//Location: Ameren, On Site
 Power: 3 Phase, 277/480 Volts

FACILITY INFO

Grade Doors: (2) 14' Drive thru doors (2) 1
 Overhead Crane: Ton crane warehouse &
 Heating/Cooling: Office
 Lighting: LED
 Parking: Asphalt, Mixed



SALE/LEASE INFO

Price: \$499,000
 Price / SF: \$52.53

SQUARE FOOT INFO

Total SF: 11,250
 Office SF: 9,500
 Warehouse SF: 1,740
 Min Divisible: 11,250
 Max Contiguous: 11,250

LAND MEASUREMENTS

Lot Size: 3.45 Acres
 Dimensions: 160' x irregular

TRANSPORTATION

Interstate: I-270 & I-255 (less than 4 miles)
 Airport: St. Louis Airport (SLT 12 miles)