

FOR SALE > 3 BUILDINGS ON 18.42 ACRES

9400 Lebanon Rd., East St. Louis, IL 62203



BARBERMURPHY

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BUILDING #1

9400 Lebanon Rd., East St. Louis, IL 62203



BUILDING #1 - MAIN BUILDING - 8,716 SF

Built in 1994 - 18 Offices (2 Executive), Reception Area with Waiting Room, 2 Conference Rooms, 4 Restrooms, 4 Storage Rooms, Server Closet and Laundry Room.

FF&E included in Sale: Desks, Chairs, Tables Cabinets, etc.

BUILDING #2

9400 Lebanon Rd., East St. Louis, IL 62203



BUILDING #2 - MAIN LEVEL - 8,250 SF

Built in 1995 - 5 Offices, Reception Area with Waiting Room, Large Conference Room and 6 Storage Rooms. Elevator connecting main and lower levels.

- **A Wing:** 6 Bed/2 Bath Units with Kitchen, Dining/Living Area, Utility Closet and Office.
- **B Wing:** 4 Bed/2 Bath Units with Kitchen, Dining/Living Area, Utility Closet and Office.

BUILDING #2 - LOWER LEVEL - 8,250 SF

Walk-Out Lower Level - Large Storage Room, Boiler Room, IT Room, Elevator Closet and Maintenance Office.

- **West Wing:** 6 Bedrooms, Bathroom, Laundry, Kitchen, Dining/Living Area, Office & 3 Storage Closets.
- **East Wing:** 6 Offices (former bedrooms), Restroom, Utility Closet, Kitchen, Common Area and Storage Closet.

FF&E included in Sale: Desks, Chairs, Tables
Cabinets & Appliances

BUILDING #3

9400 Lebanon Rd., East St. Louis, IL 62203

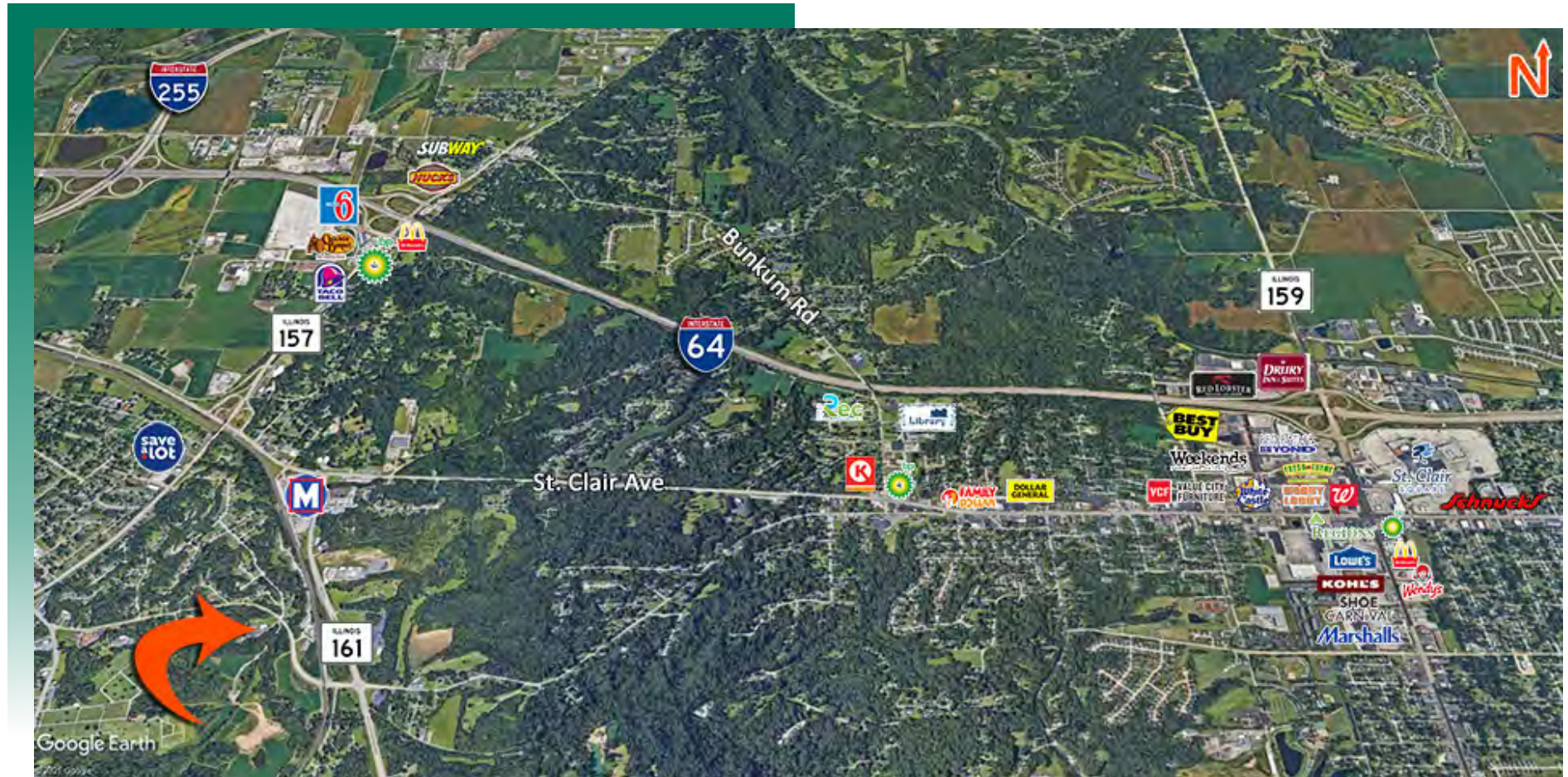


BUILDING #3 - 6,109 SF

Built in 1991 - 8 Bedrooms, 2 Bathrooms, Kitchen, Laundry Room, 2 Dining/Living Areas, Common Area and 4 Storage Closets. FF&E included in Sale: Desks, Chairs, Tables Cabinets & Appliances

AREA MAP

9400 Lebanon Rd., East St. Louis, IL 62203



LOCATION OVERVIEW

Property is located on Lebanon Rd. off IL Route 161. Minutes from I-64 and I-255 and only 10 Miles from Downtown St. Louis.

Within close proximity of Metro Link Station, Grocery Store, Gas Stations and Restaurants.

PROPERTY INFO

9400 Lebanon Rd., East St. Louis, IL 62203

LISTING # 2560

SALE/LEASE INFO

Price: \$875,000
Price / SF: \$26.26

SQUARE FOOT INFO

Building SF: 33,325

PROPERTY INFO

APN: 03-25.0-319-009
County: IL - St. Clair
Zoning: Residential
Parking: 100 Spaces / Asphalt Lot

STRUCTURAL DATA

Year Built: 1991 - 1995
Construction Type: Brick, Concrete, Exterior - Block, Masonry, Stone
Building Class: B
Min-Max Clearance: 8' - 12'
Floors: 1
Signage: Yes
Power: 3 Phase
Electric/Gas: Ameren IL
Water/Sewer: Illinois American

LAND MEASUREMENTS

Lot Size: 18.42 Acres

Large Pavilion & Two Storage Sheds on Site.

