

FOR LEASE

2401 Mississippi Ave
Bldg 1
Sauget, IL 62201



15,000 SF OFFICE/WAREHOUSE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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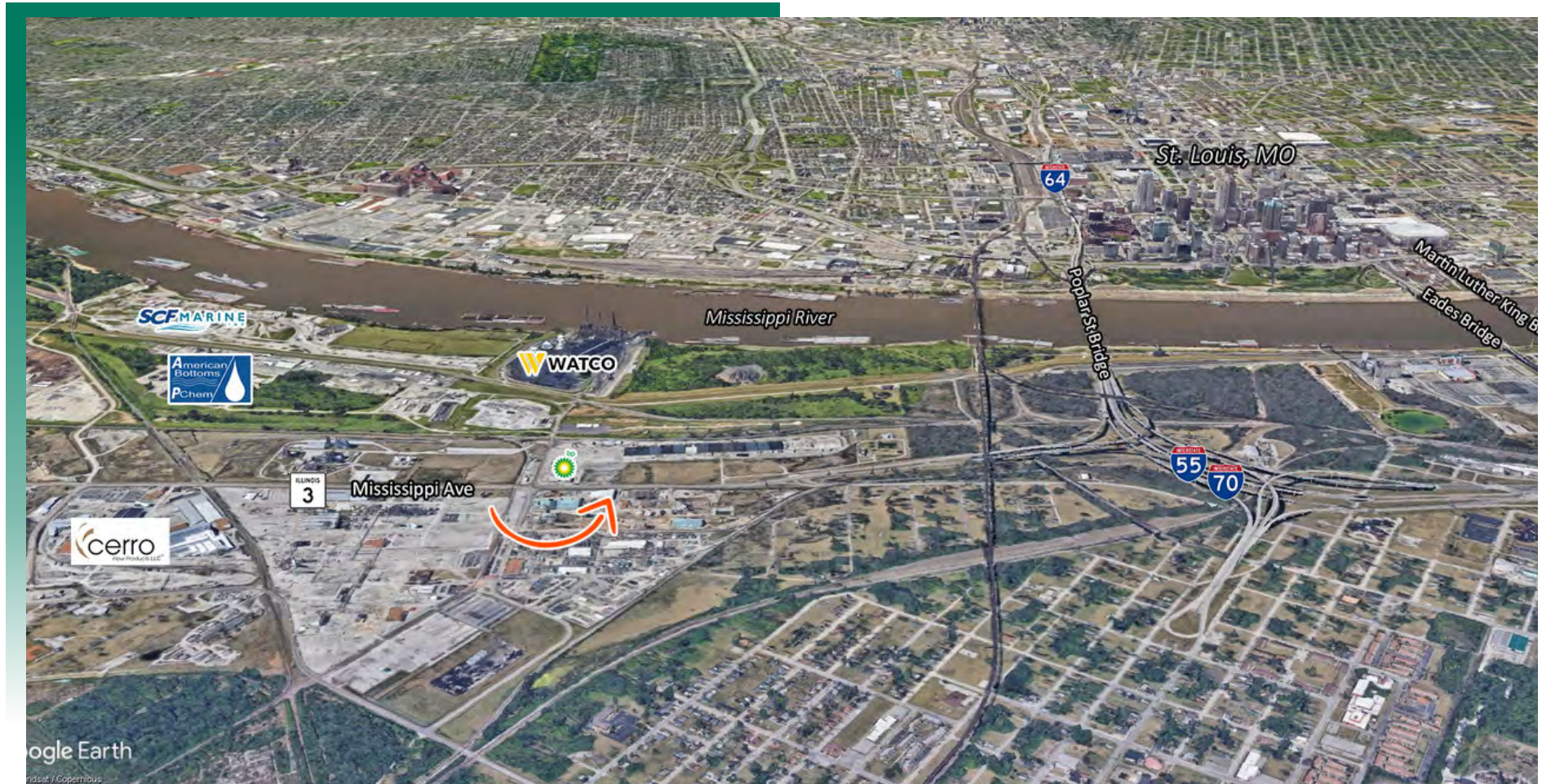
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AREA MAP

2401 Mississippi Ave., Sauget, IL 62201 (bldg. 1)



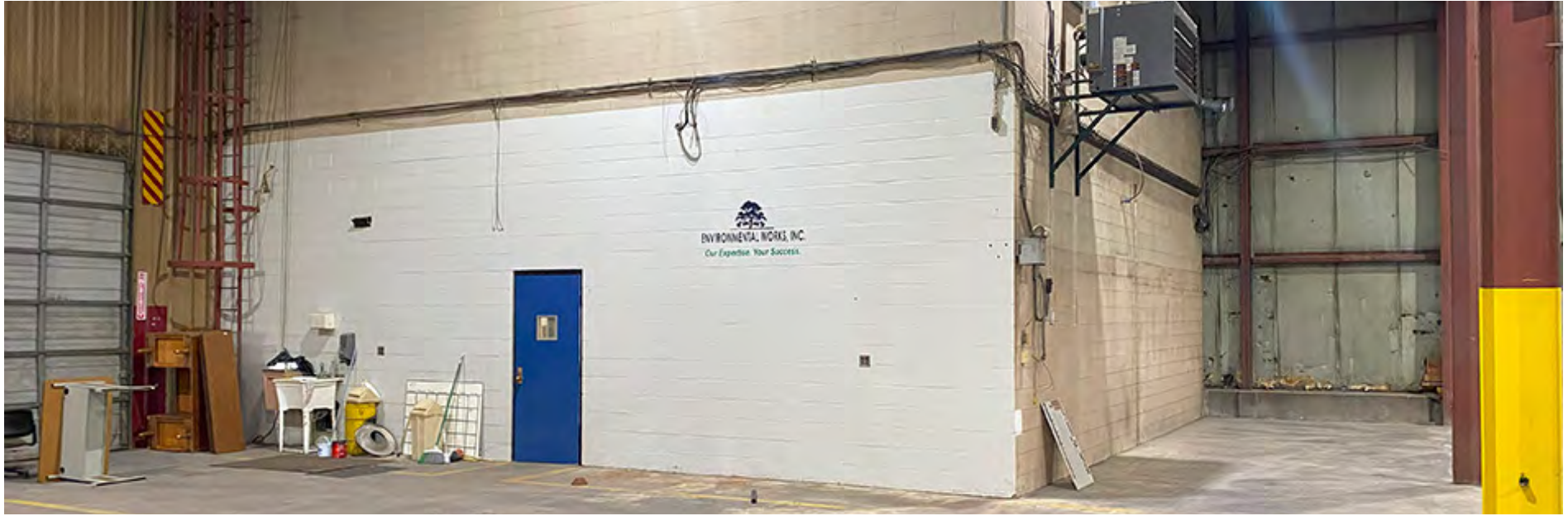
LOCATION OVERVIEW

Located at the corner of Mississippi Ave. (IL Route 3) and Monsanto Ave.

0.86 miles to I-55/70 & I-64. KCS Terminal (on site). 0.85 miles SCF Marine & Watco. 2.29 miles to St. Louis Downtown Airport.

INTERIOR WAREHOUSE IMAGES

2401 Mississippi Ave., Sauget, IL 62201 (bldg. 1)



13,742 SF Warehouse with (2) 12'x12' Drive-In Doors, (1) 12'x14' Drive-In Door, 21'-28' Ceiling Height. The space is heated, insulated and sprinkled.

INTERIOR OFFICE IMAGES

2401 Mississippi Ave., Sauget, IL 62201 (bldg. 1)

BREAK ROOM



BREAK ROOM



BREAK ROOM



OFFICE



1,258 SF office space with 2 private offices, break room and Men's & Women's restrooms.

INDUSTRIAL PROPERTY SUMMARY

#1523

2401 Mississippi Ave., Sauget, IL 62201 (bldg. 1)

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$6.00/SF
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 30,000 SF
Total Available: 15,000 SF
Direct Lease: 15,000 SF
Sublease: 0 SF
Office: 1,258 SF
Warehouse: 13,742 SF
Min Divisible: 15,000 SF
Max Divisible: 15,000 SF

LAND MEASUREMENTS:

Acres: 0.27 AC
Frontage: FT
Depth: FT

PROPERTY INFORMATION:

Parcel No: 01230411014; 019
County: St. Clair
Zoning: D-2
Industrial Park: Big River Industrial
Prior Use: Maintenance Shop
TIF: No
Enterprise Zone: Yes
Foreign Trade Zone: No
Survey: Yes
Environmental: Yes
Archaeological: No
Property Tax:
Tax Year:

FACILITY INFORMATION:

Heating: Office/Warehouse
Cooling: Office
Insulated: Yes
Sprinklers/Type: Yes
Skylights: No
Floor Drains: Yes
Ventilation: Yes
Compressed Air: Yes
Lighting: Metal Halide
Men's Restroom: Yes
Women's Restroom: Yes
Shower: No
Breakroom: Yes

STRUCTURAL DATA:

Year Built: 1972
Rehab Year: 2015
Clearance Min: 21'
Clearance Max: 28'
Bay Spacing: Varies
Style: Steel Frame
Roof Type & Age: Metal
Exterior: Metal
Floors: 2
Floor Type: Reinforced
Floor Thickness: 6'

ACCESS POINTS:

Truck Dock: No
Dock Levelers: N/A
Drive-In Doors: (2) 12'x12'
(1) 12'x14'

PARKING:

Spaces: 10
Surface Type: Asphalt
Yard:
Extra Land: up to 10 Acres
available for Lease
at \$1,500/Acre/Month

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UTILITY INFORMATION:

Water Provider:
Size & Location: On Site
Sewer Provider: American Bottoms
Size & Location: On Site
Gas Provider: Center Point
Size & Location: On site
Electric Provider: Ameren
Size & Location: On Site
AMPS: 400
Phase: Single
High Volts: 24
Low Volts: 2200
Telecom Provider:
Location:

TRANSPORTATION:

Interstate: I-55/70 & I-64
Rail: KCS Terminal (on site)
Barge: SCF Marine & Watco
Airport: St. Louis Downtown

COMMENTS:

15,000 SF Office/Warehouse
Available For Lease. Additional
Warehouse Space Available.



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