

# INDUSTRIAL FOR SALE

2626 Camp Jackson Rd., Cahokia Heights, IL 62206



9,720 SF OFFICE/WAREHOUSE

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Steve Zuber - CCIM, SIOR**  
Principal  
Cell: (314) 409-7283  
steve@barbermurphy.com

**Cole Hensel**  
Broker Associate  
Cell: (618) 606-2646  
coleh@barbermurphy.com



# AREA MAP

2626 Camp Jackson Rd., Cahokia Heights, IL 62206



## LOCATION OVERVIEW

Located on Camp Jackson Rd. (IL Route 157) minutes from I-255 (Exit 13). Minutes from the Jefferson Barracks Bridge leading to Missouri.



Frontage: 443'  
Depth: 175'



I-255



St. Louis  
Downtown Airport

**EXIT**

Exit 13

# INDUSTRIAL PROPERTY SUMMARY

#2840

2626 Camp Jackson Rd., Cahokia Heights, IL 62206

## SALE INFORMATION:

For Sale: Yes  
Sale Price: \$850,000  
Sale Price/SF: \$87.45

## SQUARE FOOT INFO:

Building Total: 9,720 SF  
Total Available: 9,720 SF  
Direct Lease: 9,720 SF  
Sublease: 0 SF  
Office: 4,920 SF  
Warehouse: 4,800 SF  
Min Divisible: 9,720 SF  
Max Divisible: 9,720 SF

## LAND MEASUREMENTS:

Acres: 1.78 AC  
Frontage: 443 FT  
Depth: 175 FT

## PROPERTY INFORMATION:

Parcel No: 07070302007 &  
022 & 006  
County: St. Clair  
Zoning: M-2 Industrial  
Prior Use:  
TIF: No  
Enterprise Zone: No  
Property Tax: \$7,413  
Tax Year: 2022

## FACILITY INFORMATION:

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

## STRUCTURAL DATA:

Year Built:  
Rehab Year: 1992  
Clearance Min: 18'  
Clearance Max: 18'  
Bay Spacing: Clear Span  
Style: Metal  
Roof Type & Age: Metal  
Exterior: Metal  
Floors: 1  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"  
Floor Drains: Yes

## ACCESS POINTS:

Truck Dock: No  
Dock Levelers: N/A  
Drive-In Doors: (2) 13'x14'

## UTILITY INFORMATION:

Water Provider: Cahokia  
Size & Location: On Site  
Sewer Provider: Cahokia  
Size & Location: On Site  
Gas Provider: Ameren IL  
Size & Location: On Site  
Electric Provider: Ameren IL  
Size & Location: On Site  
AMPS: 400  
Phase: 3 Phase  
High Volts: 240  
Low Volts: 120  
Telecom Provider:  
Location:

## TRANSPORTATION:

Interstate: I-255  
Rail: N/A  
Barge: N/A  
Airport: St. Louis Downtown

## PARKING:

Spaces: 30  
Surface Type: Rocked  
Yard:  
Extra Land:

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## COMMENTS:

9,720 SF Office/Warehouse with 4,920 SF of Office Space with Kitchen/Bathroom's, (3) Offices, and is Climate Controlled. 4,800 SF Clear Span Warehouse with (2) Shop bays equipped with (2) 14'x13' Drive-In Doors, Compressed Air Lines, and 3 Phase Electric. 1.2 Acre Fenced Lot, Zoned Industrial.

The site has adjoining 0.5 Acre Parcel.



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**Cole Hensel**  
Broker Associate  
Office: (618) 277-4400 (Ext. 28)  
Cell: (618) 606-2646  
coleh@barbermurphy.com