

INDUSTRIAL FOR SALE

2626 Camp Jackson Rd., Cahokia Heights, IL 62206



9,720 SF OFFICE/WAREHOUSE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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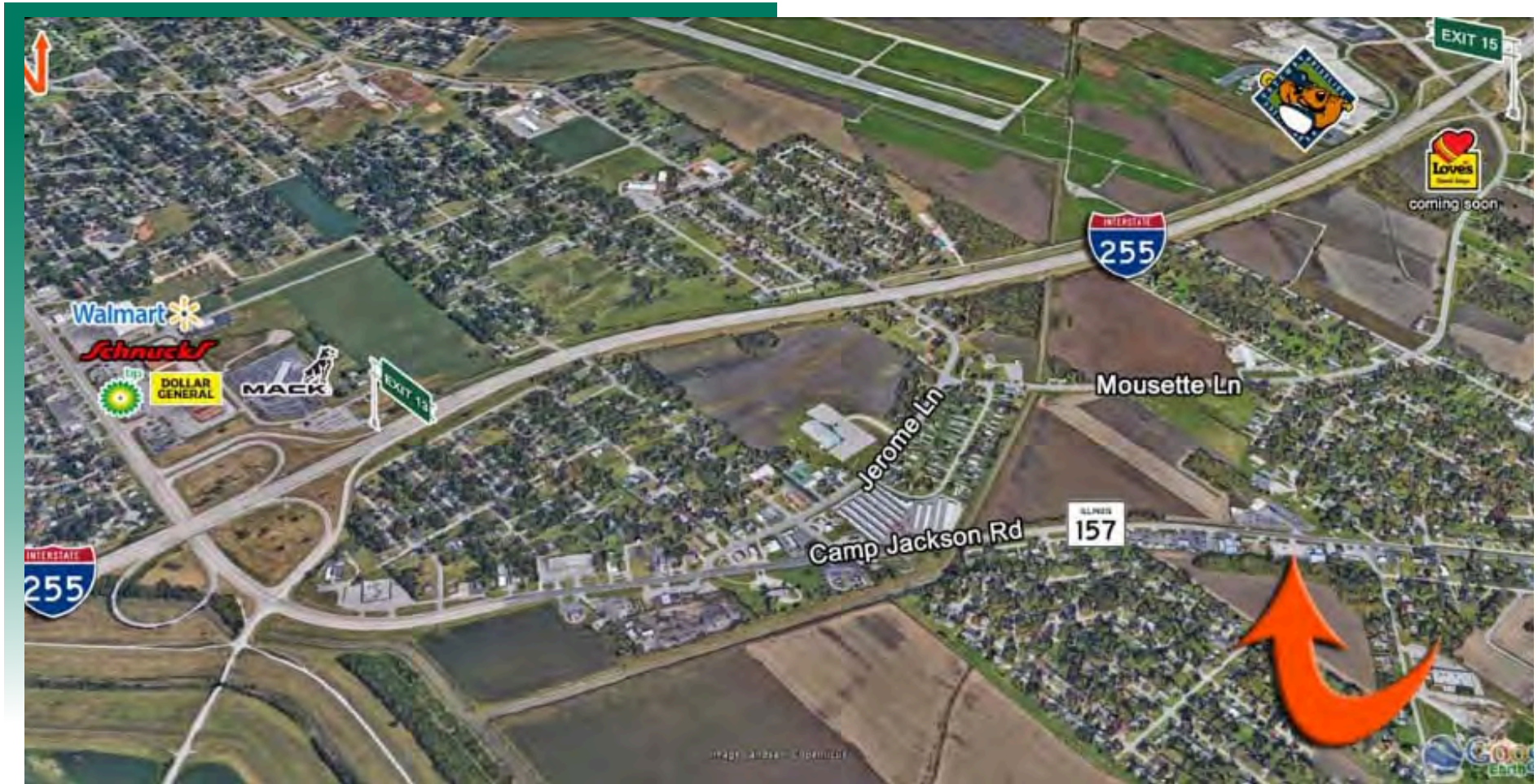
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AREA MAP

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: \$650,000
Sale Price/SF: \$66.87

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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