

99,616 SF WAREHOUSE WITH 9 ACRES FOR TRUCK PARKING

1002 - 1100 Camp Jackson Rd., Cahokia Heights, IL 62206

CONCEPTUAL PLAN



FOR SALE & LEASE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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FLOOR PLAN

1002-1100 Camp Jackson Rd., Cahokia Heights, IL 62206



#	SUITE	SF
1	1002	5,000
2	1004	3,064
3	1006	1,200
4	1008	570
5	1010	1,200
6	1012	5,000
7	1016	2,150
8	1018	3,500
9	1020	2,400
10	1020A	2,000
11	1022	8,000
12	1024	2,098
13	1026	1,200
14	1028	38,834
15	1036	4,400
16	1040	19,000

This building is a blank slate for redevelopment purposes

Suites can be combined or demolished to create a suitable space for tenant needs

10% Office buildout + delivered in a code compliant, vanilla box w/ sprinklers, HVAC, lighting + restrooms

*Not to scale

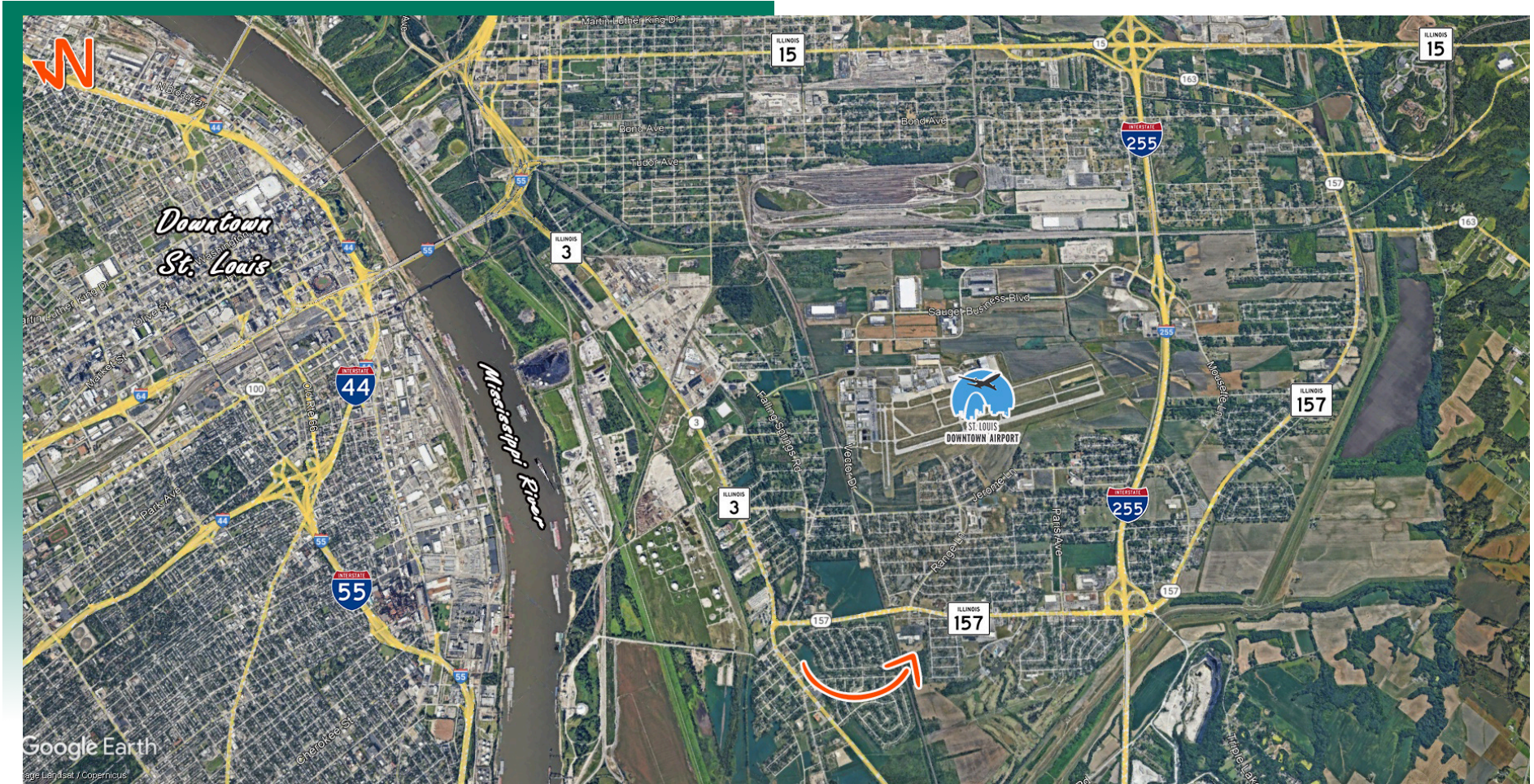
CONCEPTUAL PLAN

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AREA MAP

1002-1100 Camp Jackson Rd., Cahokia Heights, IL 62206



LOCATION OVERVIEW

Property is centrally located between Il-Route 3 and Interstate 255 off of Illinois Route 157 (Camp Jackson Road)



I-255
1.26 MILES



0.80 MILES



14,000
ADT

INDUSTRIAL PROPERTY SUMMARY

1100 CAMP JACKSON ROAD

LISTING # 2842

LOCATION DETAILS:

Parcel #: 06020301022
County: IL - St. Clair
Zoning: B2

PROPERTY OVERVIEW:

Building SF: 99,616
Usable Sqft: 99,616
Office SF: Finish to Suit
Warehouse SF: Finish to Suit
Min Divisible SF: 2,500
Max Contig SF: 65,000
Lot Size: 19.84 Acres
Frontage: 950
Depth: 500
Parking Spaces: 450
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1960
Renovated: Finish to Suit
Clear Ht Min: 10'
Clear Ht Max: 20'
Bay Spacing: Varies
Construction Type: Brick, Concrete
Roof: Flat
Floor Type: Concrete
Floor Thickness CRM 2: Unknown

FACILITY INFORMATION:

Heat: Throughout
AC: Office
Lighting: LED
Sprinklers: Wet Pipe System
Insulated: Yes
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors: 2
Dock Door Size: 8 x 9
Dock Levelers: Yes
Dock Leveler Capacity: Unknown
Drive In Doors: Yes
Drive In Door Size: -

TRANSPORATION:

Interstate Access: I-255 - 1.26 Miles
Airport Access: St. Louis Downtown - 3 Miles
Rail Access: Adjacent



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INDUSTRIAL PROPERTY SUMMARY PG 2

1100 CAMP JACKSON ROAD

UTILITY INFO:

Water Provider:	City Served
Water Location:	On Site
Sewer Provider:	City Served
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	240
Amps:	800
Phase:	Single

TAX INCENTIVE ZONES:

TIF District:	Yes
Enterprise Zone:	Yes
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$51,836.34
Tax Year:	2023



SALE/LEASE INFORMATION:

Sale Price:	\$2,860,000
Lease Rate:	\$4.95
Lease Type:	NNN
NNN Expenses:	\$2.50

PROPERTY DESCRIPTION:

Former retail center being converted to light industrial heavy commercial use. Finished to suit with 10 % office buildout + delivered as code compliant, vanilla box with sprinklers, HVAC, Lighting and restrooms.