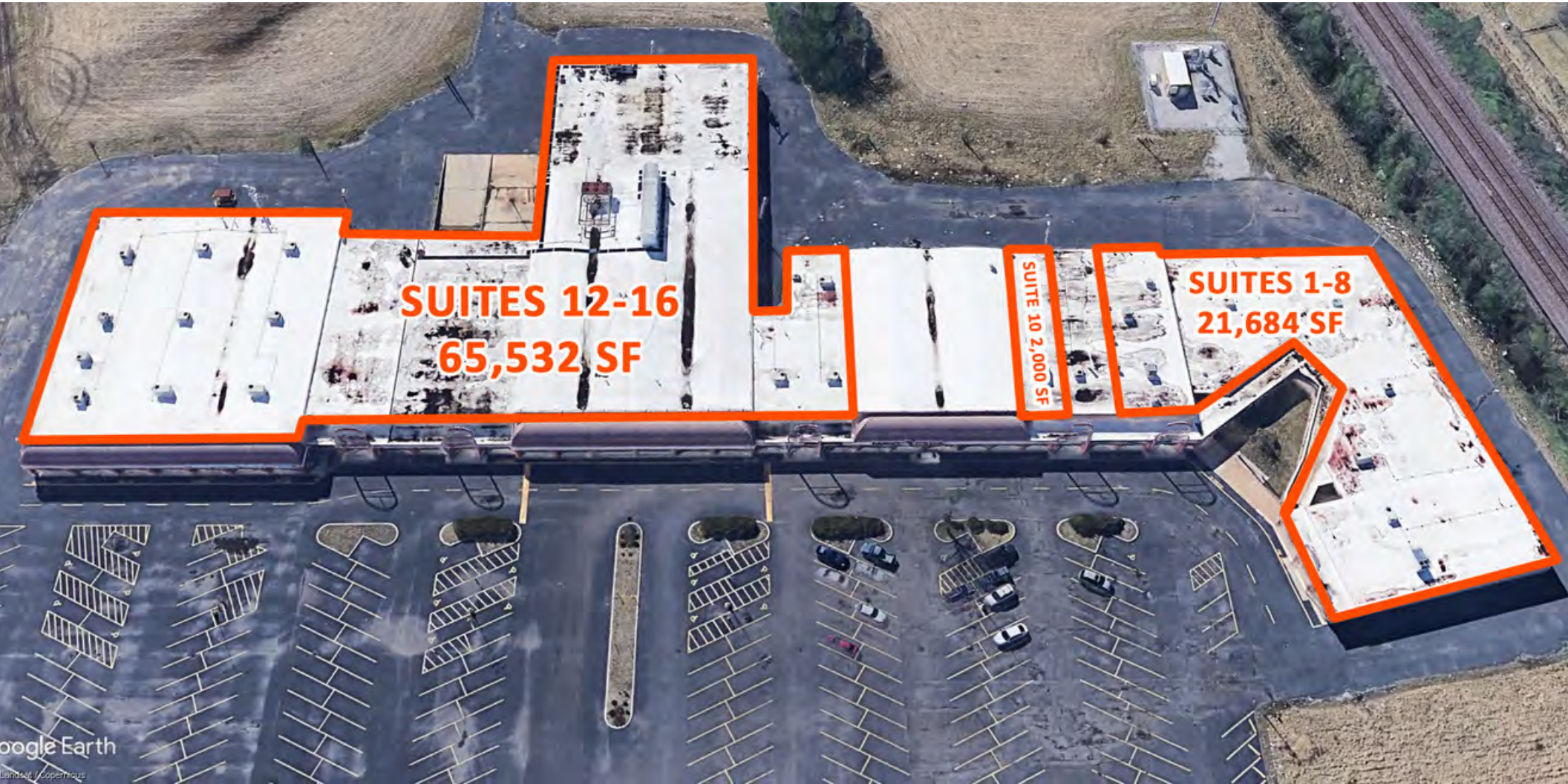


HEAVY COMMERCIAL/LIGHT INDUSTRIAL SPACE FOR LEASE

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



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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FLOOR PLAN

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



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

Suites 1-8 can be combined for a total of 21,684 contiguous SF

Suites 12-16 can be combined for a total of 65,532 contiguous SF

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

*Not to scale

AREA MAP

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



LOCATION OVERVIEW

Center is located off Camp Jackson Rd (IL Route 157). Minutes from Route 3 and I-255 (exit 13). Camp Jackson is a major retail corridor with traffic counts up to 12,500.

OFFICE/RETAIL PROPERTY SUMMARY

#2842

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

SALE INFORMATION:

For Sale: Yes
Sale Price: Contact Broker
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$5.50/SF
Lease Type:
Net Charges: \$2.50/SF
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 99,616 SF
Total Available: 89,216 SF
Direct Lease: SF
Sublease: 89,216 SF
Office/Retail: 89,216 SF
Min Divisible: 570 SF
Max Contiguous: 65,532 SF

LAND MEASUREMENTS:

Acres: 19.84 AC
Frontage: 950 FT
Depth: 500 FT

PROPERTY INFORMATION:

Parcel No: 06-02.0-301-022
County: St. Clair
Zoning: B2
Prior Use: Retail
Parking: 400+
Traffic Count: 12,500
TIF: YES
Enterprise Zone: YES
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$51,836
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 1960
Rehab Year: Ongoing
Building Class: C
Clearance Max: 20'
Exterior: Brick/Concrete Block
Floors: 1
Signage: Yes



TRANSPORTATION:

Interstate: I-255
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

Finish to suit 10% office buildout. Site has 1.7 Acres available for truck/trailer parking.



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