

# INDUSTRIAL INVESTMENT OPPORTUNITY

## SINGLE TENANT - NNN LEASE



**5 YEAR BASE TERM | HIGH QUALITY CREDIT TENANT**

**2161 Adams St. Granite City, IL**

**BARBERMURPHY**  
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# AREA MAP

2161 Adams St., Granite City, IL 62040



## LOCATION OVERVIEW

Located at the center of the St. Louis metropolitan area and in the heart of the United States, Granite City's location is a major boom to businesses and residents alike. Granite also has a well-trained workforce, a business-friendly atmosphere, strong infrastructure including multiple rail lines, port district on the Mississippi River, easy access to four major interstates (going in all directions) and is less than 25 minutes away from Lambert St. Louis International.

## ANNUALIZED OPERATING DATA

	<u>2023</u>
Base Rent:	\$480,000
Taxes:	Tenant
Insurance:	Tenant
CAM:	Tenant
Utilities:	Tenant
Net Operating Income (NOI):	\$480,000
CAP Rate:	7.5%
Purchase Price:	\$6,400,000

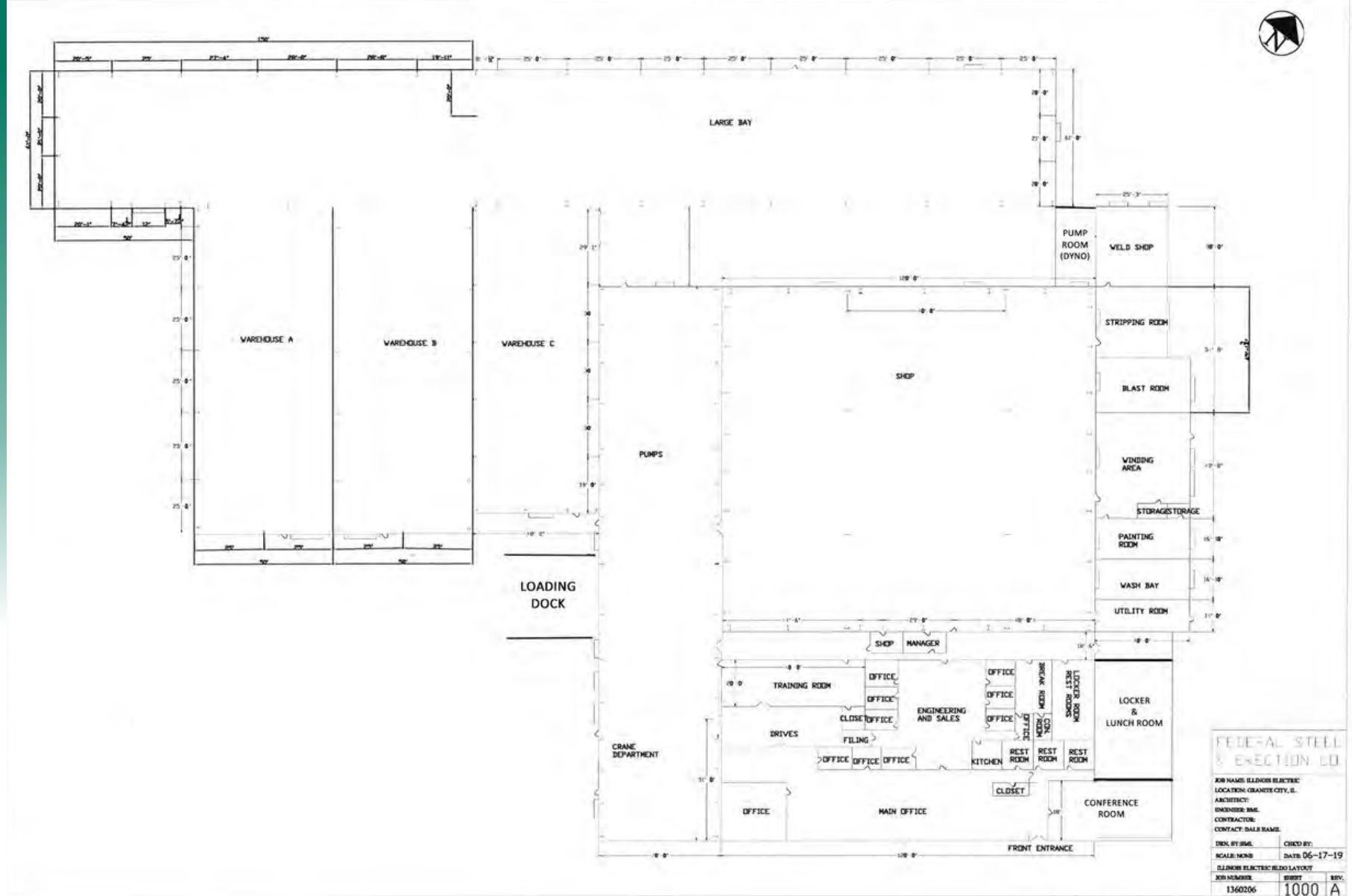
## LEASE ABSTRACT

- Single Tenant - NNN Lease
- 5 Year Base Term
- (2) Five Year Options
- \$480,000 Year 1 NOI
- Annual rent bumps tied to published CPI
- High quality credit tenant

The information provided here is intended to be used and must be used for informational purposes only. You are responsible for conducting your own analysis before making any investment-based decision. Although best efforts are made to ensure that all information is accurate and up to date, information has been provided by sources outside of BARBERMURPHY and errors/misprints may occur.

# FLOOR PLAN

2161 Adams St., Granite City, IL 62040





# DEMOGRAPHIC SUMMARY

2161 Adams St., Granite City, IL 62040

## Demographic Summary

62040 (Granite City)  
62040 (Granite City)  
Geography: ZIP Code

Prepared by Esri

### DEMOGRAPHIC SUMMARY

62040 (Granite City)  
Geography: ZIP Code

#### KEY FACTS

40,637

Population



17,089

Households

41.1

Median Age

\$46,122

Median Disposable Income

#### EDUCATION

11.4%

No High School Diploma



37.1%

High School Graduate



36.5%

Some College/  
Associate's Degree



15.0%

Bachelor's/Grad/  
Prof Degree

#### INCOME



\$54,982

Median Household Income



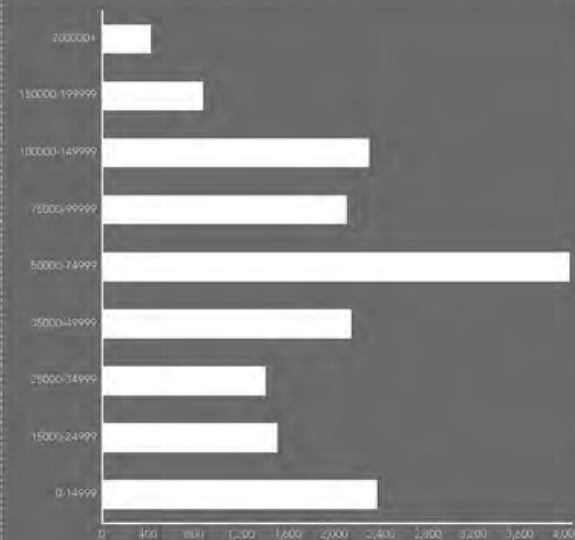
\$30,317

Per Capita Income



\$117,866

Median Net Worth



HOUSEHOLD INCOME



#### EMPLOYMENT



White Collar

48.9%



Blue Collar

33.0%



Services

22.6%

6.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri

Source: This infographic contains data provided by Esri (2023, 2029).

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December 21, 2023

Since 1931 Illinois Electric Works has been the industry leader in industrial equipment repair and electric motor rebuild in the Midwest.

As the area's most dependable electric motor supplier, we provide the highest quality services and products to keep the industry running 24 hours a day, 7 days a week.

Illinois Electric Works is equipped to repair AC and DC motors starting at fractional horsepower up to 20,000 hp and beyond.

Partners Dale Hamil and Ernie Hodge reopened Illinois Electric Works in 1983, operated the business there for 16 years outgrowing the existing facility. In 1999 the business was moved to Granite City, IL occupying the former Illinois Power building. The business was recently sold to ISG who is the holding company for the tenant Illinois Electric Works and a subsidiary of the Jordan Company.





# INVESTMENT PROPERTY SUMMARY

2161 Adams St., Granite City, IL 62040

#2857



## SALE INFORMATION:

For Sale: Yes  
Sale Price: \$6,400,000  
Sale Price/SF: \$64.00  
Cap Rate: 7.5 %  
NOI:

## INCOME:

Gross Rental Income: \$480,000  
Gross Other Income:  
**TOTAL INCOME:** \$480,000

## EXPENSES:

Property Taxes: Tenant  
Insurance: Tenant  
CAM: Tenant  
Utilities: Tenant  
Property Management:  
**TOTAL EXPENSES:** \$0.00

## PROPERTY INFORMATION:

Parcel No: 22-2-19-13-20-401-003  
22-2-19-13-16-005.001  
County: Madison  
Zoning: M-2 Light Industrial

## LAND MEASUREMENTS:

Acres: 7.16 AC  
Frontage: 590 FT  
Depth: 548 FT

## FACILITY INFORMATION:

Parking: 78  
Surface: Concrete

## PROPERTY AMENITIES:

104,000 SF heavy industrial building. Fresh 5 year lease signed with Illinois Electric Works. They have two 5-year options. Lease start date November 1st 2023.

## COMMENTS:

Business has been operating since 1931. Building is in great condition. Bridge cranes and solar panels are considered tenants property.

The roof sections with rock ballast have been redone with adhered rubber roofing in November of 2022



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