

**FOR SALE**

**15,000 SF FOOD GRADE MANUFACTURING FACILITY**

**1683 Sauget Business Blvd., Sauget, IL 62206**



**REDUCED SALE PRICE: \$1,650,000**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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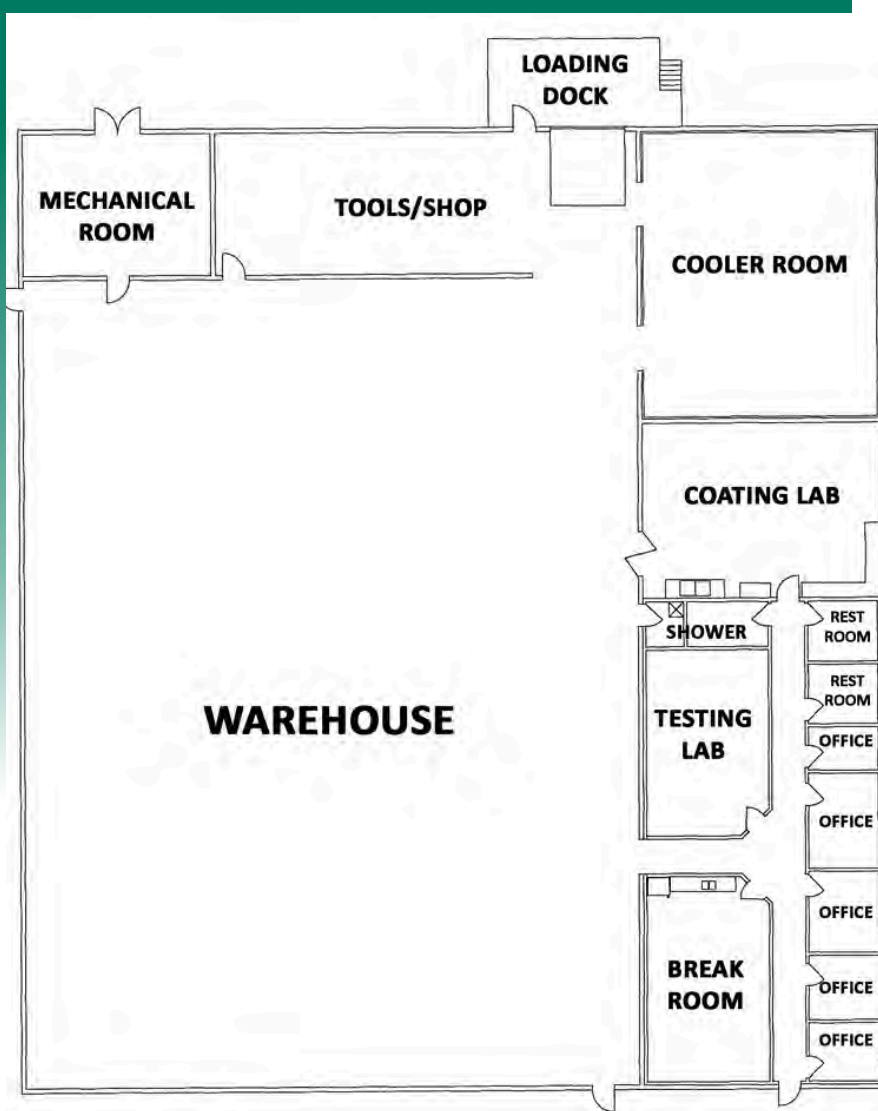
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# FLOOR PLAN/IMAGES

1683 Sauget Business Blvd., Sauget, IL 62206



\*Not to scale



## Sauget Business Park

- Food grade manufacturing plant
- Light industrial warehouse
- 250 gallon hot water heater and piping for process water
- Trane HVAC system in building to control temperature and humidity
- 480V, 3 Ph, 4600 amps electrical service
- Both Men's & Women's Restroom
- 1,292 SF cooler space
- 1,352 of office space
- Showers
- Floor drains
- Testing Lab

## PROPERTY HIGHLIGHTS



5  
Offices



Fluorescent  
Lighting



Rehab Year  
2022



Showers



Restrooms



# AREA MAP

1683 Sauget Business Blvd., Sauget, IL 62206



## LOCATION OVERVIEW

Excellent Interstate and Airport access. Located a mile away from I-255, the Saint Louis Downtown Airport, and just a few miles to Downtown St. Louis, Missouri.



# WAREHOUSE



Work Envelope

## HIGHLIGHTS

(1) 12'x12' Overhead door to access exterior loading dock, w/ dock leveler



# PROPERTY PHOTOS

1683 Sauget Business Blvd., Sauget, IL 62206

WAREHOUSE PHOTO



EXTERIOR DOCK ENTRANCE



INTERIOR LUNCH/OFFICE



REFRIGERATION ROOM



# INDUSTRIAL PROPERTY SUMMARY

#2875

1683 Sauget Business Blvd., Sauget, IL 62206

## SALE INFORMATION:

For Sale: YES  
Sale Price: \$1,650,000  
Sale Price/SF: \$110.00

## SQUARE FOOT INFO:

Building Total: 15,000 SF  
Total Available: 15,000 SF  
Direct Lease: 15,000 SF  
Sublease: 0 SF  
Office: 1,352 SF  
Warehouse: 13,648 SF  
Min Divisible: 15,000 SF  
Max Divisible: 15,000 SF

## LAND MEASUREMENTS:

Acres: 4.22 AC  
Frontage: 390 FT  
Depth: 475 FT

## PARKING:

Type: Exposed  
Spaces: 11  
Surface Type: Asphalt

## PROPERTY INFORMATION:

Parcel No: 01-26-0-402-009  
County: St. Clair  
Zoning: Light Industrial  
Industrial Park: Sauget Business Park  
Prior Use: Food Processing  
TIF: YES  
Enterprise Zone: YES  
Foreign Trade Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: NO  
Property Tax: \$17,471.60  
Tax Year: 2022

## FACILITY INFORMATION:

Heating/Cooling: Throughout  
Insulated: NO  
Sprinklers/Type: Wet Pipe System  
Skylights: NO  
Ventilation: YES  
Lighting: Fluorescent  
Men's Restroom: YES  
Women's Restroom: YES  
Shower: YES  
Breakroom: YES

## STRUCTURAL DATA:

Year Built: 2007  
Rehab Year: 2022  
Building Class: A  
Clearance Height: 20'  
Bay Spacing: 40'x60'  
Style: Concrete, Tilt-up  
Roof Age: 17 Yrs.  
Floors: 2  
Floor Type: Reinforced Concrete  
Floor Drains: YES

## ACCESS POINTS:

Truck Dock: (1) 12'X12'  
Dock Levelers: YES  
Drive-In Doors: NO



# INDUSTRIAL PROPERTY SUMMARY

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## UTILITY INFORMATION:

Water Provider: Cahokia Commons  
Location: On Site  
Sewer Provider: American Bottoms  
Sanitary District  
Location: On Site  
Gas Provider: Ameren Illinois  
Location: On Site  
Electric Provider: Ameren Illinois  
Location: On Site  
AMPS: 4600  
Phase: 3  
High Volts: 480  
Low Volts: 240

## TRANSPORTATION:

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



## COMMENTS:

Food Grade Manufacturing Plant  
250 gallon hot water heater and piping for process water  
Trane HVAC system in building to control temperature and humidity  
480V, 3 Ph, 4600 amps electrical service  
(1) 12 x 12 overhead door to access exterior loading dock, with dock leveler.  
1,352 sf of office space



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