

FOR SALE

15,000 SF OFFICE/WAREHOUSE

1683 Sauget Business Blvd., Sauget, IL 62206



REDUCED SALE PRICE: \$1,550,000
ALL OFFERS WELCOME!

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

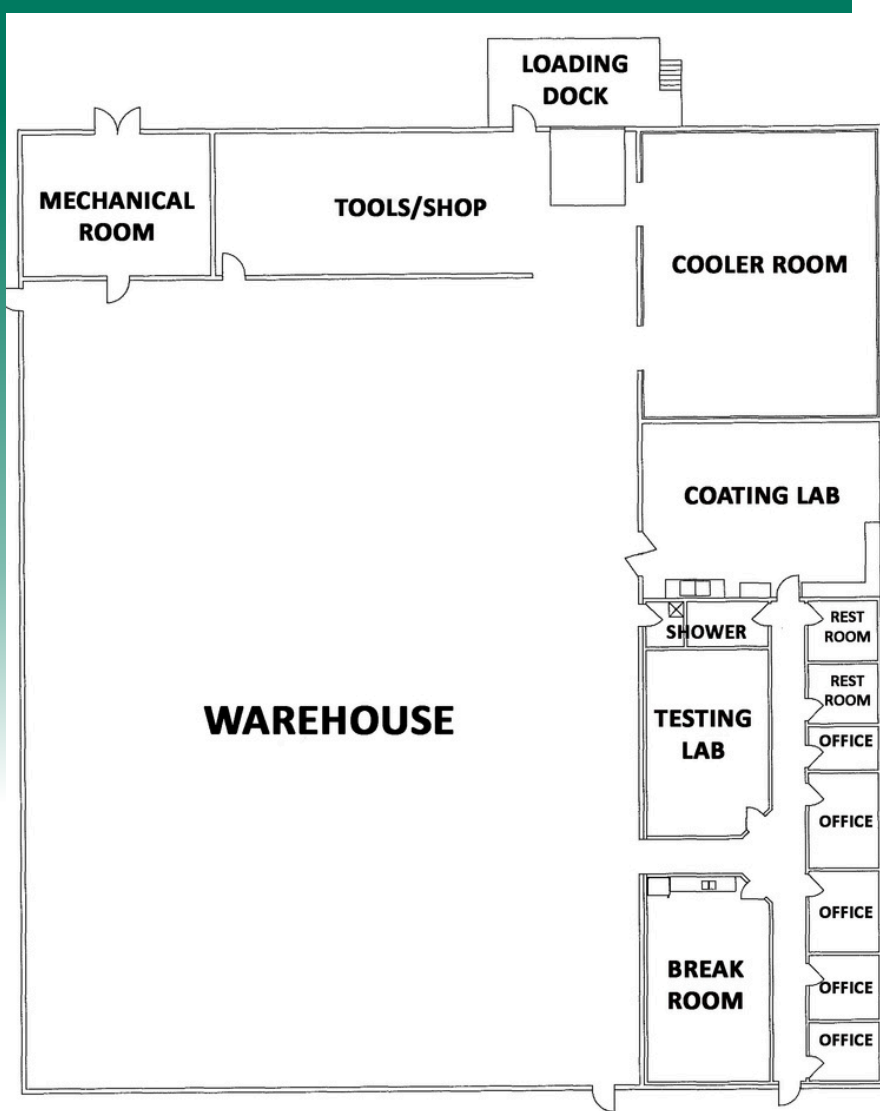
Wayne Barber Jr. - SIOR
Principal
Cell: (618) 593-4000
wayne@barbermurphy.com

Steve Zuber - CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com



FLOOR PLAN/IMAGES

1683 Sauget Business Blvd., Sauget, IL 62206



*Not to scale



Sauget Business Park

- Warehouse Rated Food Grade
- LED Lighting
- 480V, 3 Ph, 4600 Amps Electrical Service
- 1,292 SF Cooler Space
- 1,352 of Office Space
- Showers
- Floor drains
- Conference Room & Break Room

PROPERTY HIGHLIGHTS



5
Offices



Fluorescent
Lighting



Rehab Year
2022



OFFICE
1,352 SF



WAREHOUSE
13,648 SF

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: \$1,550,000
Sale Price/SF: \$103.33

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
Ventilation: YES
Lighting: Fluorescent
Men's Restroom: YES
Women's Restroom: YES
Shower: 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

1683 Sauget Business Blvd., Sauget, IL 62206

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:

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



Wayne Barber Jr. - SIOR
Principal
Office: (618) 277-4400 (Ext. 11)
Cell: (618) 593-4000
wayne@barbermurphy.com



Steve Zuber - CCIM, SIOR
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com