

FOR SALE

15,000 SF OFFICE/WAREHOUSE

1683 Sauget Business Blvd., Sauget, IL 62206



REDUCED SALE PRICE: \$1,495,000
ALL OFFERS WELCOME!

BARBERMURPHY

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

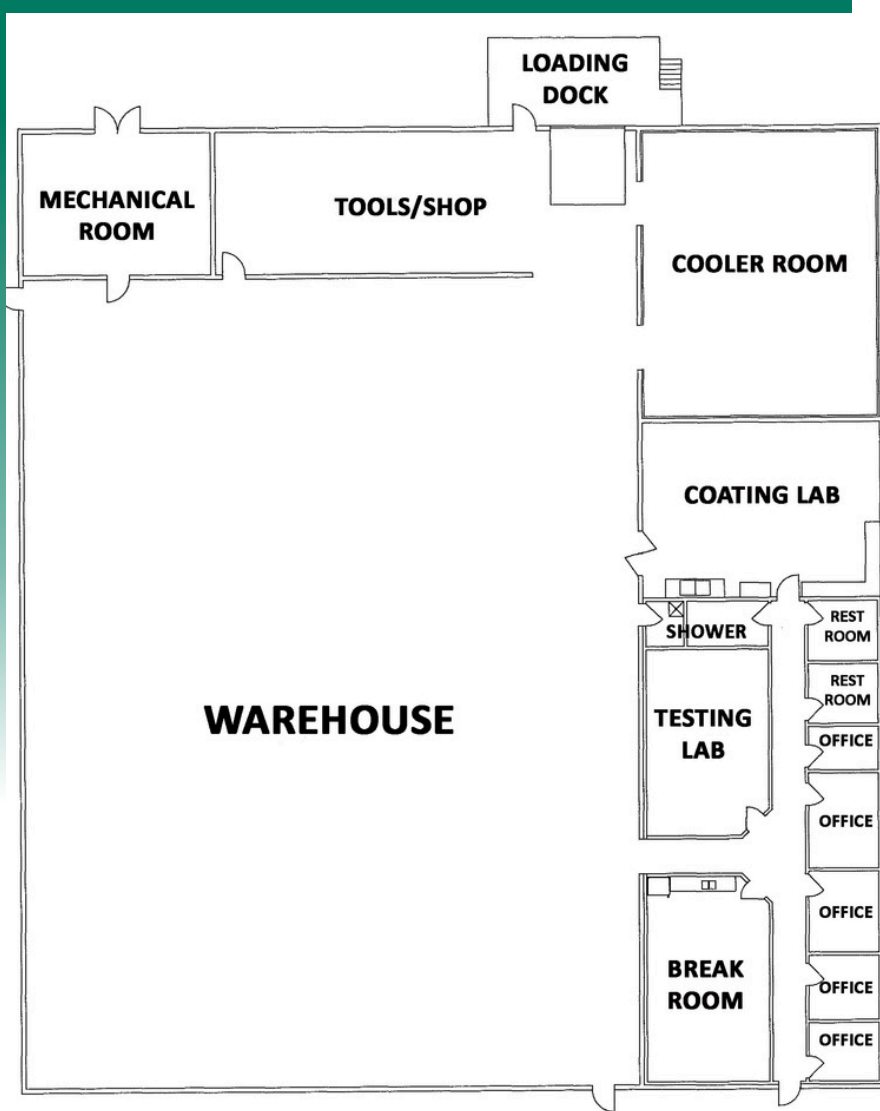
Wayne Barber Jr. - SIOR
Principal
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Steve Zuber - CCIM, SIOR
Principal
Cell: (314) 409-7283
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FLOOR PLAN/IMAGES

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

1683 SAUGET BUSINESS BLVD, SAUGET, IL 62206

LISTING # 2875

LOCATION DETAILS:

Parcel #: 01-36-0-402-009
 County: IL - St. Clair
 Zoning: Light Industrial
 Business Park / Development: Sauget Business Park

PROPERTY OVERVIEW:

Building SF: 15,000
 Vacant SF: 15,000
 Usable Sqft: 15,000
 Office SF: 1,352
 Warehouse SF: 13,648
 Min Divisible SF: 15,000
 Max Contig SF: 15,000
 Lot Size: 4.22 Acres
 Frontage: 390'
 Depth: -
 Parking Spaces: 11
 Parking Surface Type: Asphalt
 Archeological: No
 Environmental: No
 Survey: No

STRUCTURAL DATA:

Year Built: 2007
 Renovated: 2022
 Clear Ht Min: 20'
 Clear Ht Max: 20'
 Bay Spacing: -
 Construction Type: Tilt-up (pre-cast concrete)
 Roof: 17
 Floor Type: Reinforced Concrete
 Floor Thickness: 6"

BARBER MURPHY
1173 Fortune Boulevard
Shiloh, IL 62269

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FACILITY INFORMATION:

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

LOADING & DOORS:

Dock Doors: 12'x 12'
 # of Dock Doors: 1
 Dock Levelers: Yes
 Dock Leveler Capacity: Yes
 # Drive In Doors: -
 Drive In Door Size: -

TRANSPORATION:

Interstate Access: 1.2 miles to Interstate 255
 Airport Access: 1 Mile to St. Louis Down Town Airport
 Rail Access: No
 Rail Line: -
 Rail Status: -

INDUSTRIAL PROPERTY SUMMARY PG 2

1683 SAUGET BUSINESS BLVD, SAUGET, IL 62206

UTILITY INFO:

| | |
|--------------------|------------------------------------|
| Water Provider: | Cahokia Commons |
| Water Location: | On Site |
| Sewer Provider: | American Bottoms Sanitary District |
| Sewer Location: | On Site |
| Gas Provider: | Ameren Illinois |
| Gas Location: | Flat |
| Electric Provider: | Ameren Illinois |
| Electric Location: | On Site |
| Voltage Low: | 240 |
| Voltage High: | 480 |
| Amps: | 4600 |
| Phase: | 3 |



SALE/LEASE INFORMATION:

| | |
|-------------|-------------|
| Sale Price: | \$1,495,000 |
| Price / SF: | \$99.67 |

TAX INCENTIVE ZONES:

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

PROPERTY DESCRIPTION:

15,000 SF 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'x12' overhead door to access exterior loading dock, with dock leveler. 1,352 SF of office space

FINANCIAL INFORMATION:

| | |
|-----------|-------------|
| Taxes: | \$17,471.60 |
| Tax Year: | 2022 |