

WILL DIVIDE

NEW ROOF & INDUSTRIAL
DRIVEWAY ADDED 2024

FOR SUB
LEASE

19 Kettle River Drive,
Glen Carbon, IL 62034



10,600 SF OFFICE / WAREHOUSE SPACE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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FLOOR PLAN: WILL DIVIDE

19 KETTLE RIVER DRIVE, GLEN CARBON, IL 62034





Reception & Waiting Area

The primary entrance to this multipurpose office/warehouse features a foyer, reception desk, and waiting area.

Notably, this foyer is split for customers on the left and staff on the right. Each side of the joined office space has a separate kitchenette.



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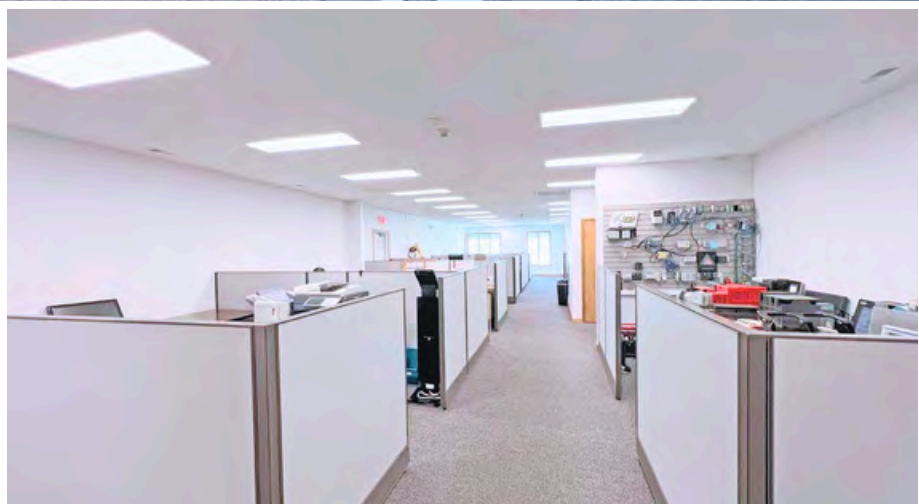




3,456 SF of functional office space

This fully furnished office space features a large bull pen with 10 partitioned office cubicles, two kitchenettes, two conference rooms and one private office.

The lunchroom/breakroom is adjacent to 3 separate restrooms.



PROPERTY HIGHLIGHTS



(10) Office Cubicals



(1) Private Office



(3) ADA Compliant Restrooms



LED Lighting



Temperature Controlled



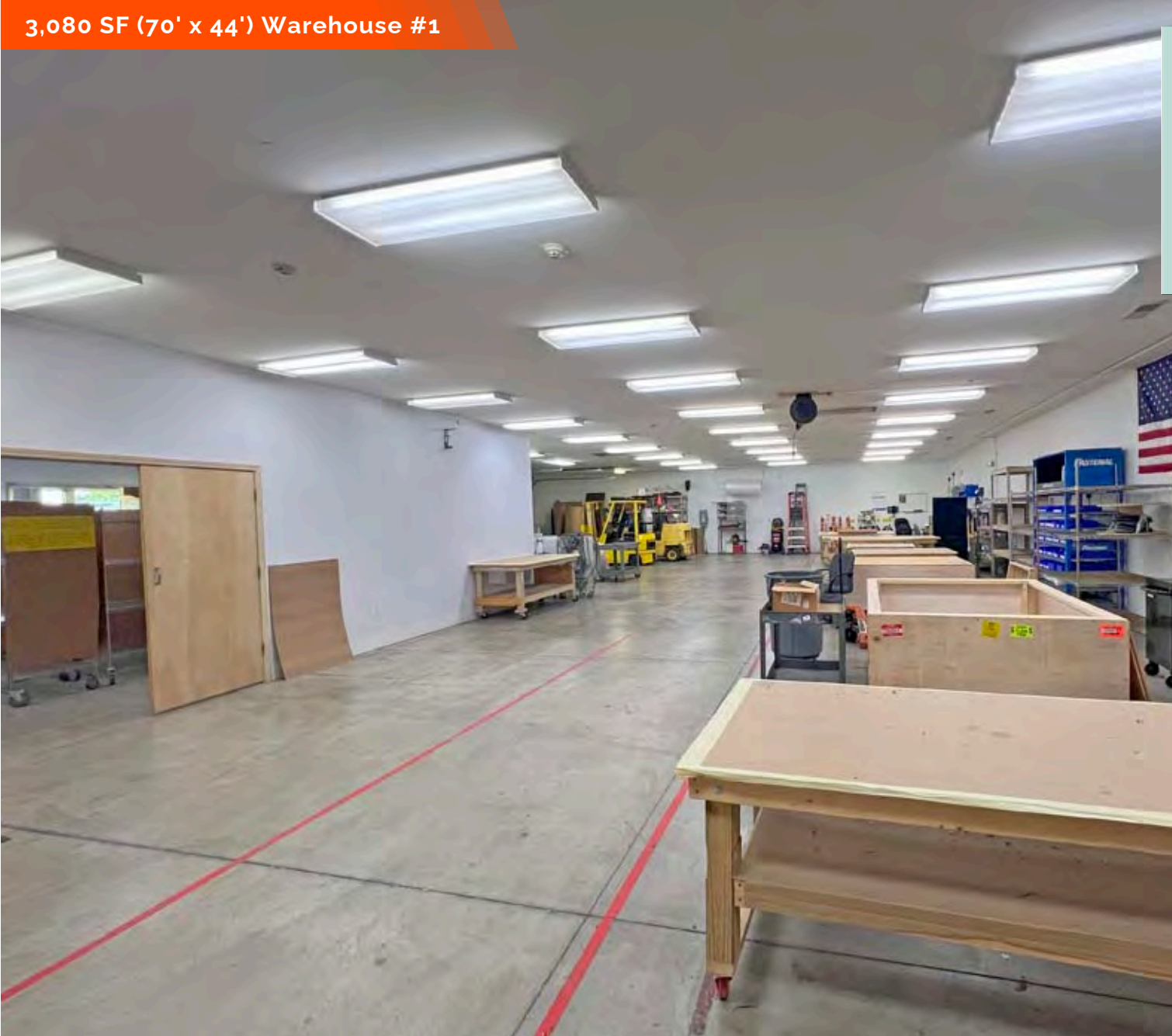
(2) Conference Rooms



(2) Kitchenettes



Breakroom



WAREHOUSE SECTION #1

- 12'x9' Exterior Grade Door
- 12'x9' Interior Grade Door

Each section of the warehouse is individually temperature controlled and separated by overhead doors. Access is available at both ends of the warehouse by grade level doors. Power input options range from 120V , single phase and 480V, 3 phase.

Warehouse section # 1



(4)
Warehouse
Offices



(1)
Restroom



Compressed Air
Lines



Temperature
Controlled



(2) Grade Doors
9' x 12' & 9' x 10'



12'
Clear Height



1200 AMPS



120 Voltage Low
480 Voltage High



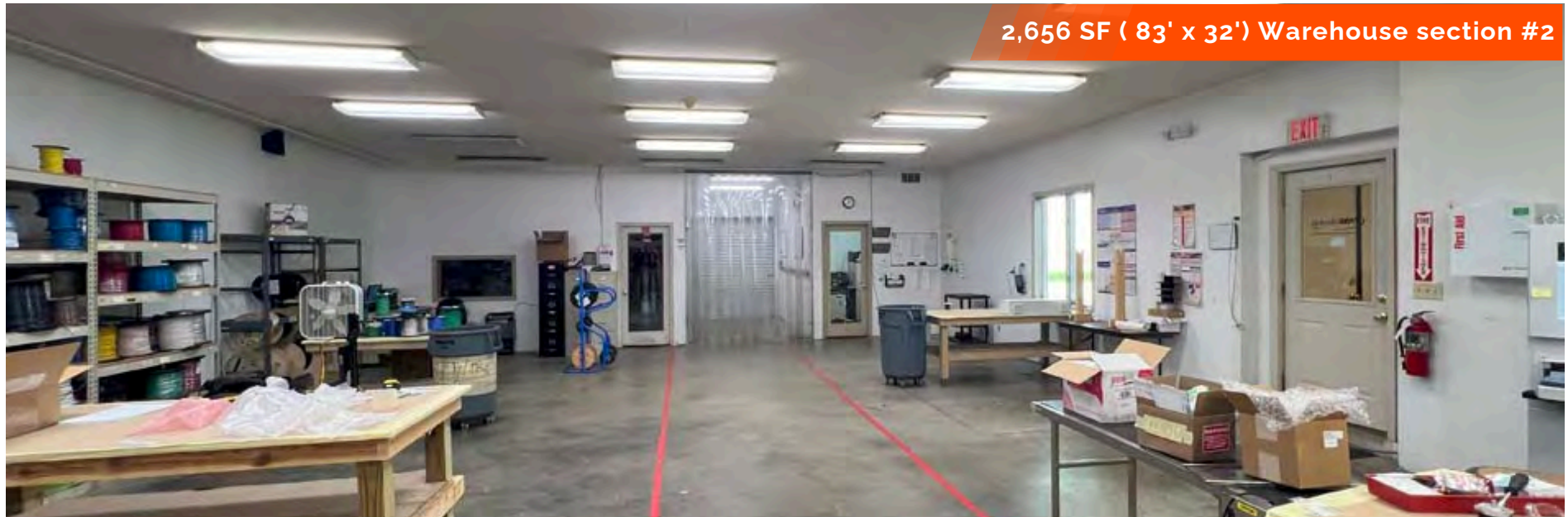
1 & 3
Phase



36
Parking Spaces

WAREHOUSE SECTION #2 PHOTOS

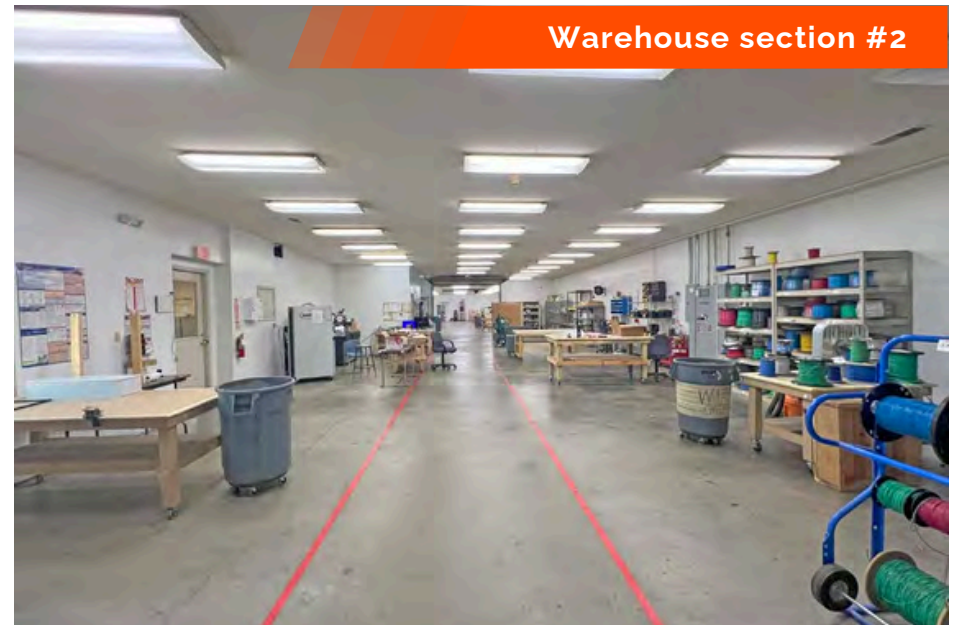
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2,656 SF (83' x 32') Warehouse section #2



Warehouse section # 2



Warehouse section #2

WAREHOUSE SECTION #3 PHOTOS

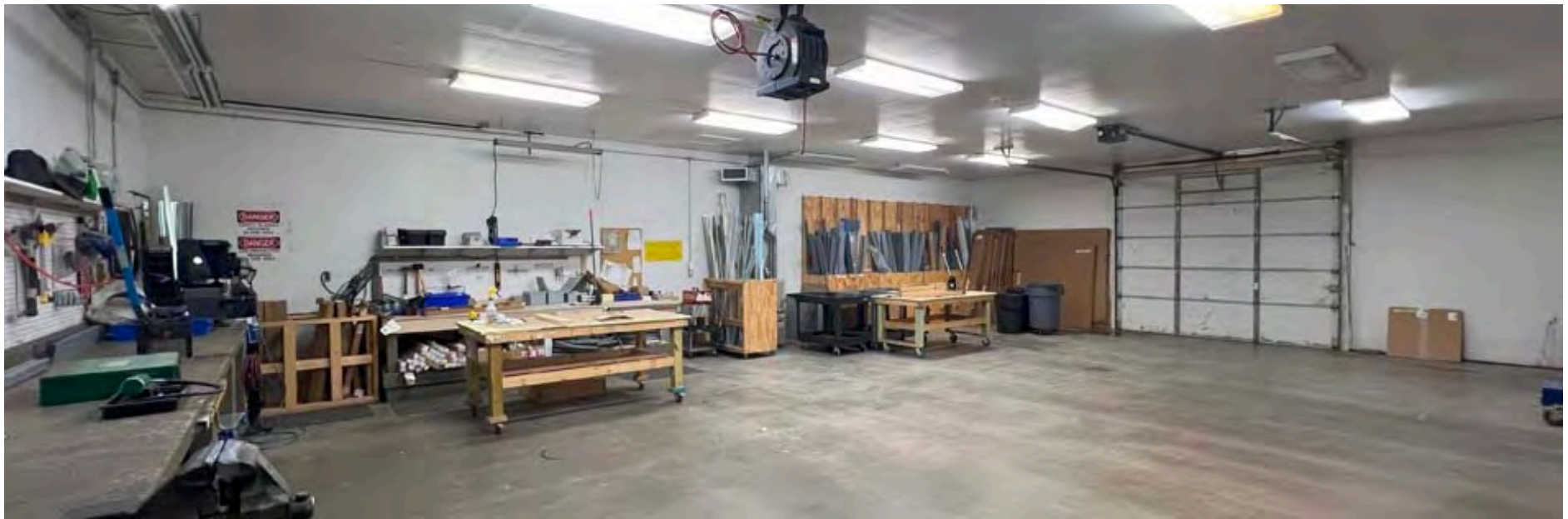
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1,408 SF (32' x 44') Warehouse Section #3



Warehouse Section #3

- 9' x 10' exterior grade door
- 9' x 8' interior roll up door



AREA MAP

19 KETTLE RIVER DRIVE, GLEN CARBON, IL 62034



LOCATION OVERVIEW

The office and/or warehouse space is strategically situated on a culdesac in Glen Carbon, IL, near Illinois Route 159 and Interstate 270, providing easy access to the surrounding areas. The property is located among other professional businesses and retailers.



Route
159

EXIT

12: I-270



St Louis Airport
30 miles



2 Miles to
I-270

OFFICE/WAREHOUSE PROPERTY SUMMARY

#2930

19 KETTLE RIVER DRIVE, GLEN CARBON, IL 62034

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$11.75/SF
Lease Type: NNN
Net Charges: \$1.70/SF
CAM Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 10,600 SF
Total Available: 10,600 SF
Direct Lease: 0 SF
Sublease: 10,600 SF
Office: 3,456 SF
Warehouse: 7,144 SF
Min Divisible: 7,144 SF
Max Divisible: 10,600 SF

LAND MEASUREMENTS:

Acres: .94 AC

PROPERTY INFORMATION:

Parcel No: 14-2-15-23-03-301-011
County: Madison
Zoning: GC
Industrial Park: Yes
Prior Use: Electrical Control Assembly
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$13,113.76
Tax Year: 2022

FACILITY INFORMATION:

Heating: Office & Warehouse
Cooling: Office & Warehouse
Insulated: Yes
Sprinklers/Type: No
Security System: No
Ventilation: No
Compressed Air: Yes
Lighting: LED
Men's Restroom: Yes
Women's Restroom: Yes
Shower: No
Breakroom: Yes

STRUCTURAL DATA:

Year Built: 1992
Rehab Year: 2022
Clearance Min: 9'
Clearance Max: 12'
Bay Spacing: Clear Span
Style: Wood Frame
Roof Type: Shingles
Exterior: Brick, Siding
Floors: 1
Floor Type: Reinforced Concrete
Floor Thickness: 6"
Floor Drains: No

ACCESS POINTS:

of Drive-In Doors: 2
Drive-In Door Size: 9'x12' & 9'x10'

STORAGE:

Area: Attic storage for light weight products above warehouse and office (non-load bearing)

PARKING:

Spaces: 32
Surface Type: Concrete
Yard: N/A
Extra Land: N/A

OFFICE/WAREHOUSE PROPERTY SUMMARY

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UTILITY INFORMATION:

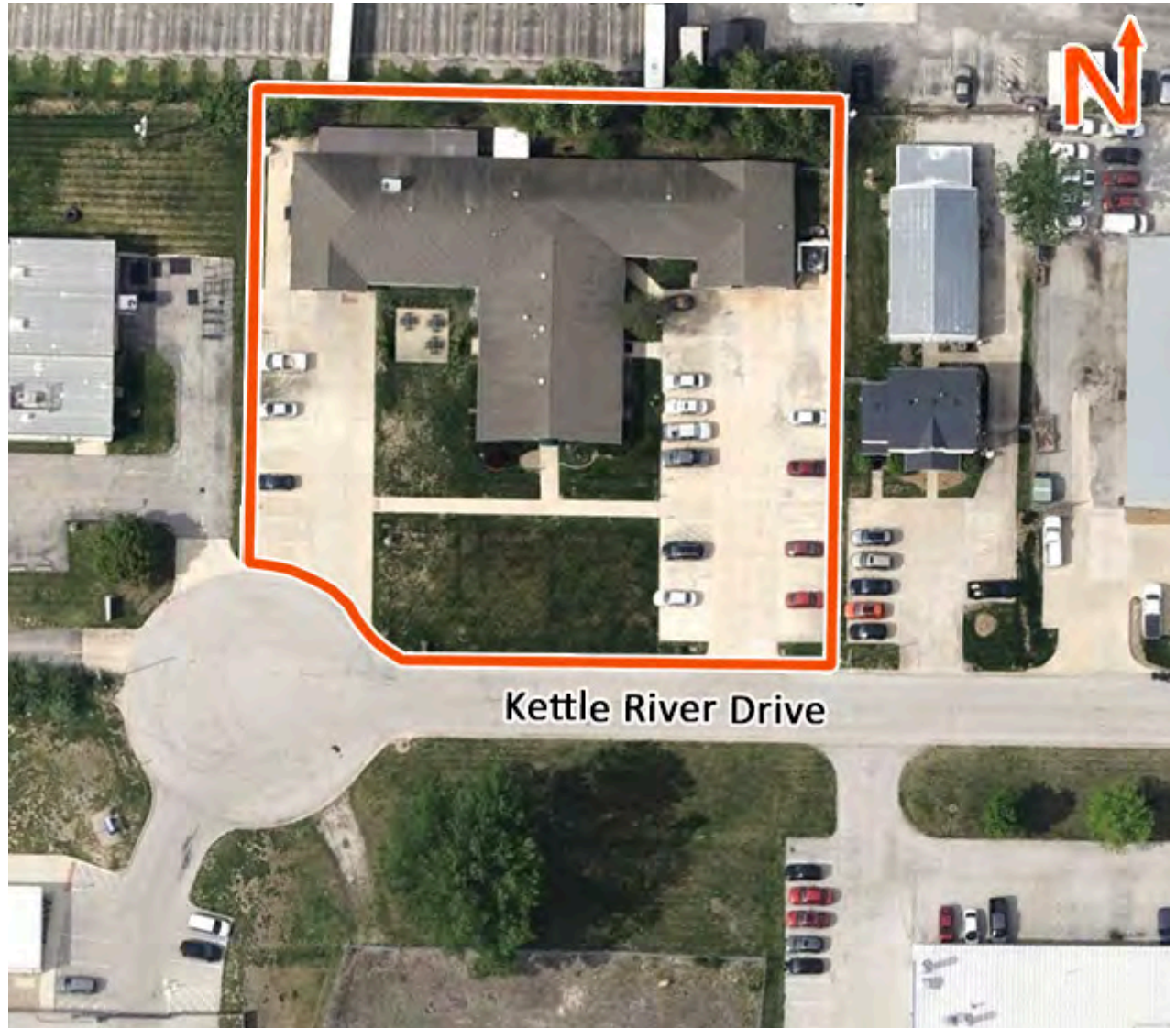
Water Provider:	Glen Carbon
Size & Location:	On Site
Sewer Provider:	Glen Carbon
Size & Location:	On Site
Gas Provider:	Ameren IL
Size & Location:	On Site
Electric Provider:	Ameren IL
Size & Location:	On Site
AMPS:	1200
Phase:	1 & 3 Phase
High Volts:	480
Low Volts:	120
Telecom Provider:	AT&T
Location:	On Site

TRANSPORTATION:

Interstate:	I-270 (2 Miles)
Rail:	NA
Barge:	NA
Airport:	STL Airport (30 Miles)

COMMENTS:

- FF&E negotiable in the sub-lease.
- Tenant responsibilities include: utilities, lawncare, snow removal, trash and cleaning expenses.
- Master Lease valid through 12/31/27
- New Roof & Industrial Driveway Added in 2024



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