

FOR LEASE

3672 IL Route 111
Granite City, IL 62040



20,000 SF WAREHOUSE WITH 1.5 ACRE SECURED STORAGE LOT

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

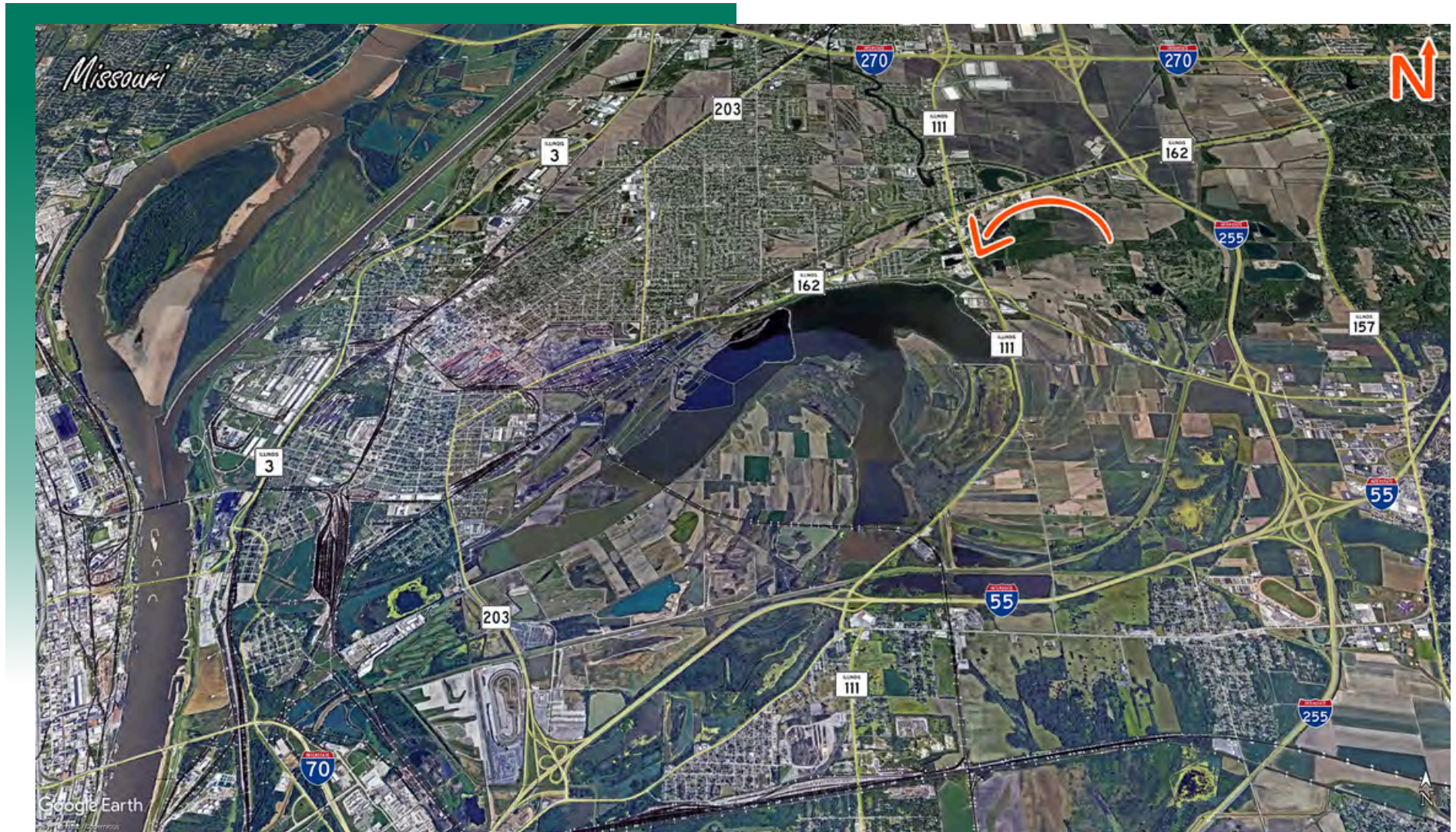
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AREA MAP

3672 IL Route 111, Granite City, IL 62040

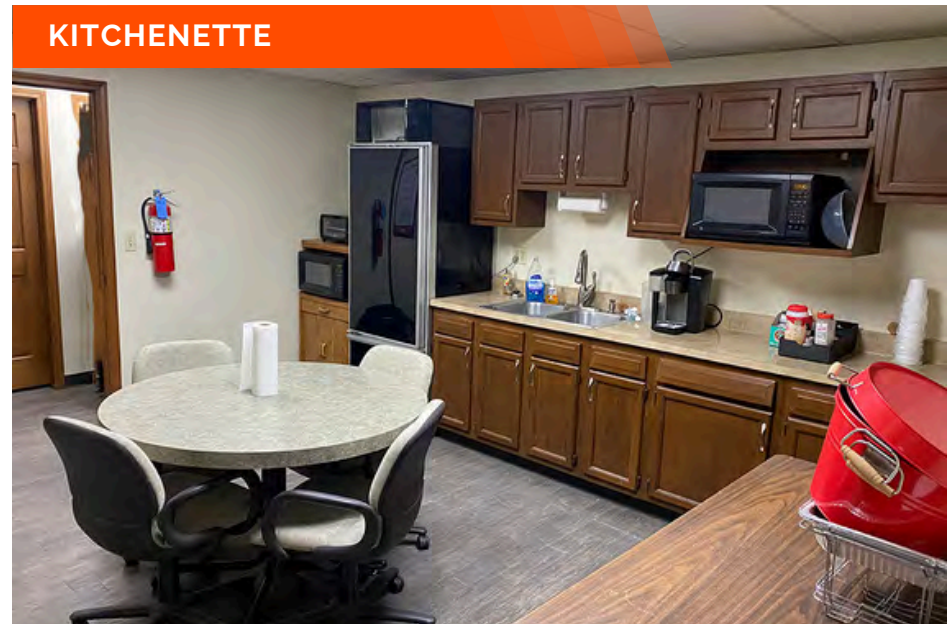


LOCATION OVERVIEW

The property is situated in Granite City, IL, 2.5 miles from I-255, 3 miles from I-270 and 5 miles from I-55/70. It has great visibility from IL Route 111 and easy access to three major interstates running through IL.

PROPERTY PHOTOS

3672 IL Route 111, Granite City, IL 62040



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WAREHOUSE



WAREHOUSE



WAREHOUSE



EXTERIOR



INDUSTRIAL PROPERTY SUMMARY

3672 ILLINOIS 111

LISTING # 2934

LOCATION DETAILS:

Parcel #: 17-1-20-14-00-000-005.001
County: IL - Madison
Zoning: Improved Commercial

PROPERTY OVERVIEW:

Building SF: 20,000
Usable Sqft: 20,000
Office SF: 3,000
Warehouse SF: 17,000
Min Divisible SF: 20,000
Max Contig SF: 20,000
Lot Size: 4.85 Acres
Frontage: 698'
Depth: 316'
Parking Spaces: 20
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1989
Clear Ht Min: 18'
Clear Ht Max: 22'
Bay Spacing: Clear Span
Construction Type: Metal
Roof: Metal
Floor Type: Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Yes
AC: Office
Lighting: LED
Sprinklers: None
Insulated: Yes
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

LOADING & DOORS:

Dock Doors: (1) 8'x10'
Drive In Doors: (1) 12'x14'

TRANSPORATION:

Interstate Access: I-55 & I-70
Airport Access: N/A
Rail Access: N/A
Rail Line: N/A
Rail Status: N/A



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INDUSTRIAL PROPERTY SUMMARY PG 2

3672 ILLINOIS 111

UTILITY INFO:

Water Provider:	Illinois American
Water Location:	On-Site
Sewer Provider:	Septic
Sewer Location:	On-Site
Gas Provider:	Ameren
Gas Location:	On-Site
Electric Provider:	Ameren
Electric Location:	On-Site
Voltage Low:	120
Voltage High:	240
Amps:	400
Phase:	3

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

FINANCIAL INFORMATION:

Taxes:	\$13,385.00
Tax Year:	2022



SALE/LEASE INFORMATION:

Lease Rate:	\$8.00/SF
Lease Type:	NNN
NNN Expenses:	\$1.00/SF

PROPERTY DESCRIPTION:

This property is on 4.85 acres it consists of a 20,000SF building, 17,000SF is warehouse and 3,000SF is office space. It is a metal clear span building with ceiling heights from 18'-22' at the eave. It has 1 drive in door 12'x14' and 1 truck dock 8'x10'. The warehouse space is heated with floor drains and LED lights.