



FOR SALE

3240 W Chain of Rocks Rd.,
Granite City, IL 62040

11,000+ SF WAREHOUSE/INDUSTRIAL BUILDING AVAILABLE

BARBERMURPHY

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

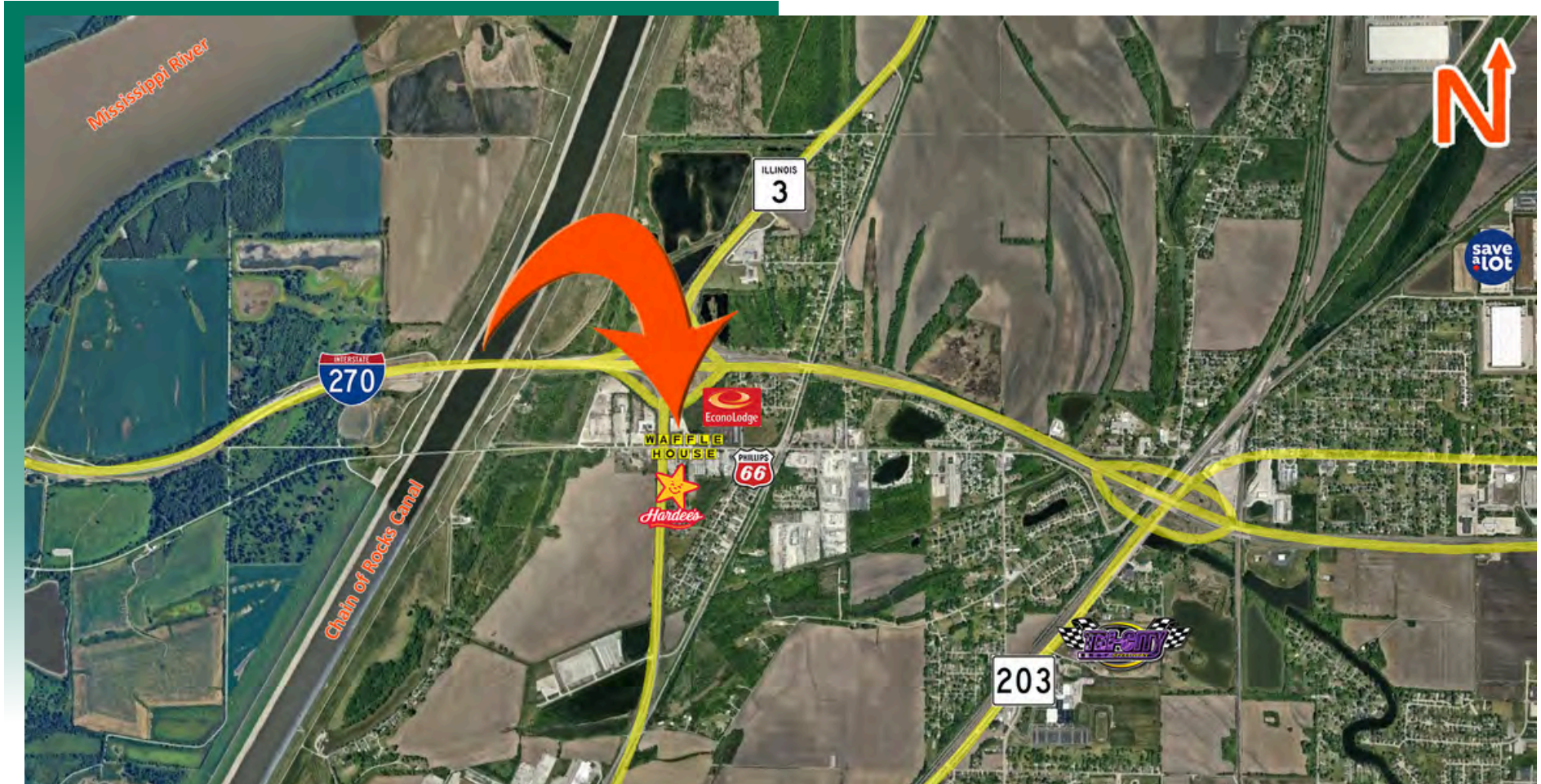
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Principal
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AREA MAP

3240 W Chain of Rocks Rd., Granite City, IL 62040



LOCATION OVERVIEW

Located in the SouthEast Intersection of Interstate 270 and Illinois Route 3.



TEMPERATURE
CONTROLLED



I-270



STL Airport
18.5 Miles

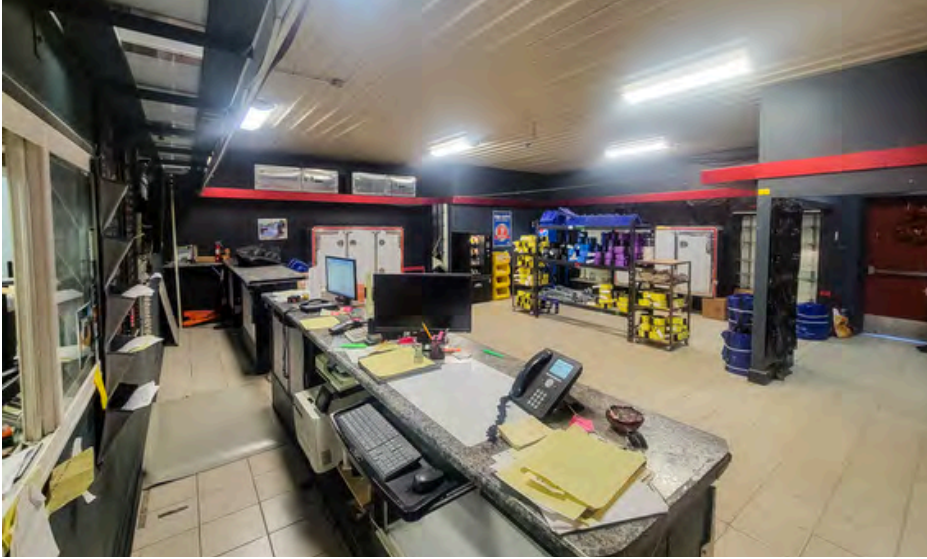
EXIT

Exit 3A & 3B

PROPERTY PHOTOS

3240 W Chain of Rocks Rd., Granite City, IL 62040

SHOWROOM



WAREHOUSE



SHOWROOM



OFFICE



PROPERTY PHOTOS

3240 Chain of Rocks Rd, Granite City, IL 62040

AERIAL PHOTO



INDUSTRIAL PROPERTY SUMMARY

3240 W CHAIN OF ROCKS RD

LISTING

2986

LOCATION DETAILS:

Parcel #: 18-2-29-00-000-014
County: IL - Madison
Zoning: M-4 Planned Industrial Distric

PROPERTY OVERVIEW:

Building SF: 11,080
Vacant SF: 11,080
Usable Sqft: 11,080
Office SF: 600
Warehouse SF: 10,480
Min Divisible SF: 11,080
Max Contig SF: 11,080
Lot Size: 2.0 Acres
Frontage: 247' - IL Route 3
Depth: 200' - Chain of Rocks Rd
Parking Spaces: 50
Parking Surface Type: Asphalt/Gravel
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1986
Renovated: 2015
Clear Ht Min: 10
Clear Ht Max: 10
Bay Spacing: Clear Span
Construction Type: Metal
Roof: Metal
Floor Type: Concrete

FACILITY INFORMATION:

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

LOADING & DOORS:

Dock Doors: N/A
of Dock Doors: N/A
Dock Levelers: N/A
Dock Leveler Capacity: N/A
Drive In Doors: 4
Drive In Door Size: 10'

TRANSPORATION:

Interstate Access: Yes - .40 miles to I-270
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

3240 W CHAIN OF ROCKS RD

UTILITY INFO:

Water Provider:	Illinois American Water
Water Location:	On Site
Sewer Provider:	Illinois American Water
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:	200
Phase:	1

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$18,523.12
Tax Year:	2023



SALE/LEASE INFORMATION:

Sale Price:	\$650,000
Price / SF:	\$58.66

PROPERTY DESCRIPTION:

11,080 SF industrial office warehouse located at the southeast intersection of Interstate 270 and Route 3. Situated on 2 acres. (4) 10' overhead drive-in doors, 100% climate controlled.