

FOR SALE

540 IL Rte 3,
East Alton, IL 62024



7,900 SF CLIMATE CONTROLLED OFFICE/WAREHOUSE

BARBERMURPHY

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

Cole Hensel
Broker Associate
Cell: (618) 606-2646
coleh@barbermurphy.com

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





(1) 10'x8'
DRIVE-IN DOOR



16'
CLEAR HEIGHT



LED
LIGHTING



CLIMATE
CONTROLLED



PROPERTY HIGHLIGHTS

7,900 SF office/warehouse with 0.4 acres of paved parking. 16' clear span clear height. It has a (1) 10'x8' Drive- In door for unloading/loading box trucks, etc. The entire office/warehouse is climate controlled with (3) rooftop HVAC units.

AREA MAP

540 IL Rte 3, East Alton, IL 62024



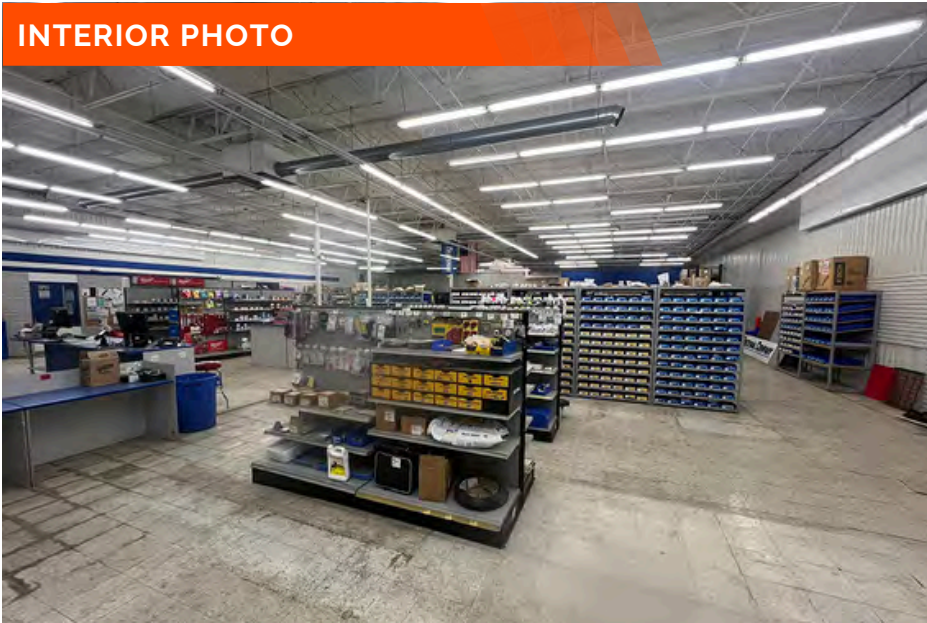
LOCATION OVERVIEW

Property is situated directly off IL Rte 3 and 4 Miles from I-255

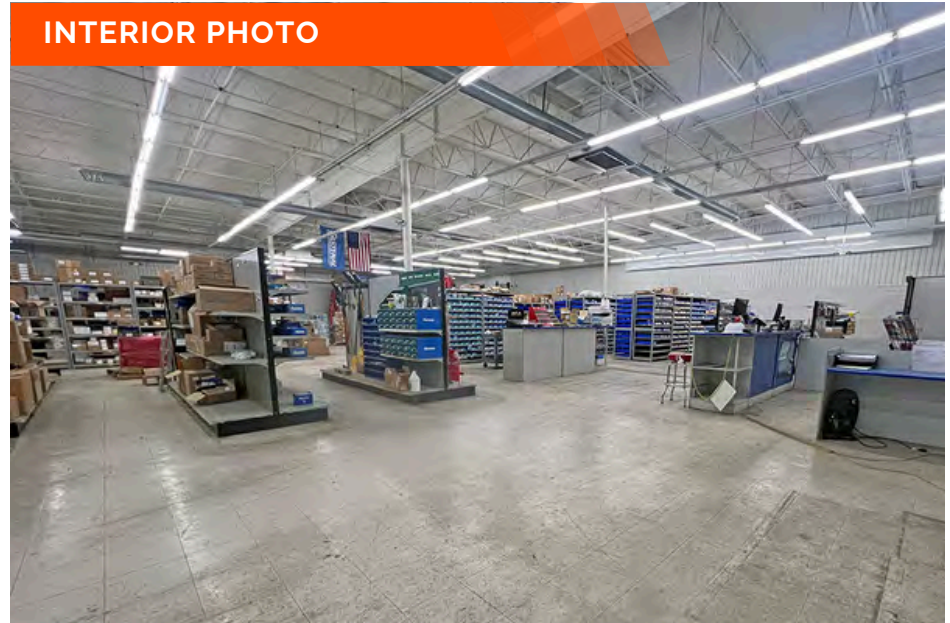
PROPERTY PHOTOS

540 IL Rte 3, East Alton, IL 62024

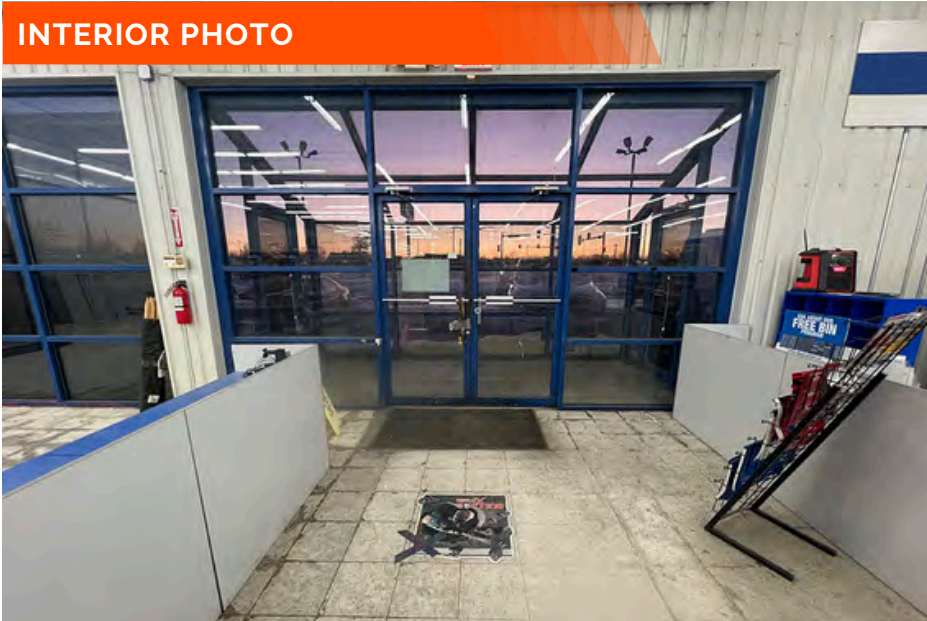
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



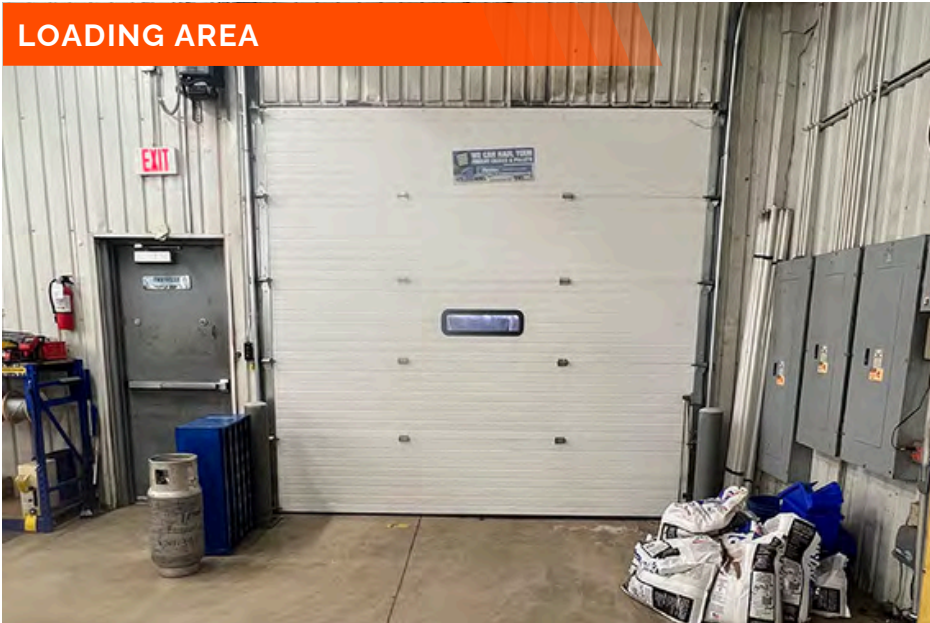
INTERIOR PHOTO



PROPERTY PHOTOS

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LOADING AREA



INTERIOR PHOTO



LOADING AREA



INDUSTRIAL PROPERTY SUMMARY

540 IL RTE 3 EAST ALTON, IL 62024

LISTING # 3020

LOCATION DETAILS:

Parcel #: 19-2-08-16-17-301-004.001
County: IL - Madison
Zoning: Commerical

PROPERTY OVERVIEW:

Building SF: 7,900
Vacant SF: 7,900
Usable Sqft: 7,900
Office SF: 1,000
Warehouse SF: 6,900
Min Divisible SF: 7,900
Max Contig SF: 7,900
Lot Size: 1.20 Acres
Parking Spaces: 25
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1997
Renovated: 2023
Clear Ht Min: 16'
Clear Ht Max: 16'
Bay Spacing: Clear Span
Construction Type: Metal, Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Office/Warehouse
AC: Office/Warehouse
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:
of Dock Doors:
Dock Levelers:
Dock Leveler Capacity:
Drive In Doors: 1
Drive In Door Size: 10'x8'

TRANSPORATION:

Interstate Access: Directly off IL Rte 3 & 4 Miles to I-255
Airport Access: N/A
Rail Access: No
Rail Line: N/A
Rail Status: N/A



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C: (618) 606-2646
coleh@barbermurphy.com

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INDUSTRIAL PROPERTY SUMMARY PG 2

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UTILITY INFO:

Water Provider:	City of East Alton
Water Location:	On Site
Sewer Provider:	City of East Alton
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	120
Voltage High:	208
Amps:	400
Phase:	3



TAX INCENTIVE ZONES:

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

SALE/LEASE INFORMATION:

Sale Price:	\$600,000
Price / SF:	\$75.95

FINANCIAL INFORMATION:

Taxes:	\$15,644.00
Tax Year:	2023

PROPERTY DESCRIPTION:

7,900 SF office/warehouse with 0.4 acres of paved parking and has 16' clear span clear height. It has a (1) 10'x8' Drive- In door for unloading/loading box trucks, etc. The entire office/warehouse is climate controlled with (3) rooftop HVAC units.