

# FOR SALE

2229 Vandalia St.,  
Collinsville, IL 62234



**8,400 SF INDUSTRIAL PROPERTY**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

**Tony Smallmon**

Broker Associate

Cell: (618) 407-4240

Office: (618) 277-4400 (Ext. 18)

tonys@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP

2229 Vandalia Street, Collinsville, IL 62234



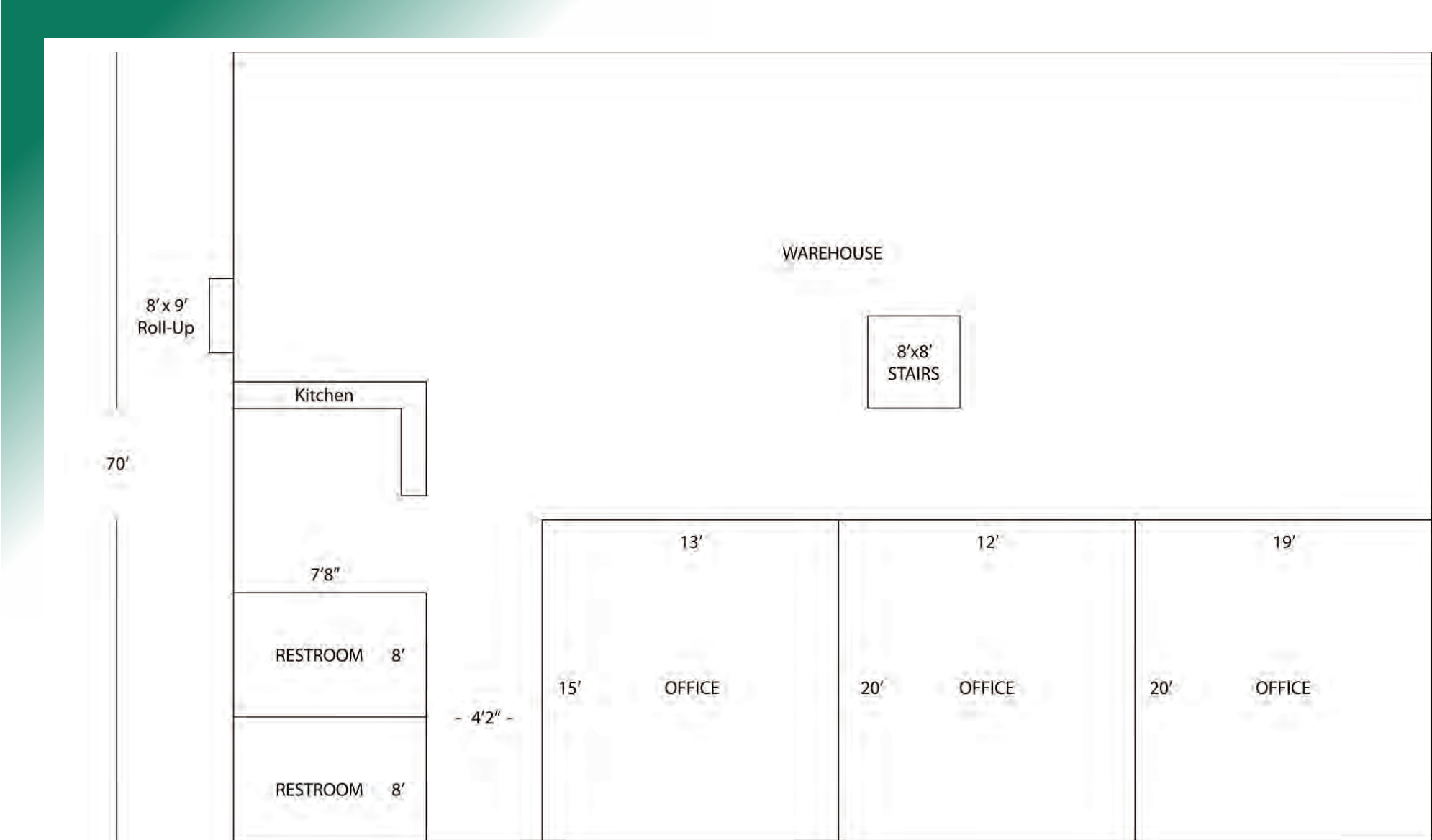
## LOCATION OVERVIEW

8,400 SF Facility For Sale. Steel Building with reinforced steel flooring. Remodeled in 2023 with 3 private offices with glass walls, male/female bathrooms, kitchenette and large open production area that includes a 8x9 roll up garage door. New Survey, HVAC system and LED lighting. Zoning by Madison County. 4,200 SF Lower Level has access via exterior double doors.

<p>REHAB YEAR 2023</p>	<p>TEMPERATURE CONTROLLED</p>
<p>KITCHENETTE</p>	<p>19,700 ADT</p>

# FLOOR PLAN

2229 Vandalia Street, Collinsville, IL 62234



\*Not to Scale



# PROPERTY PHOTOS

2229 Vandalia Street, Collinsville, IL 62234





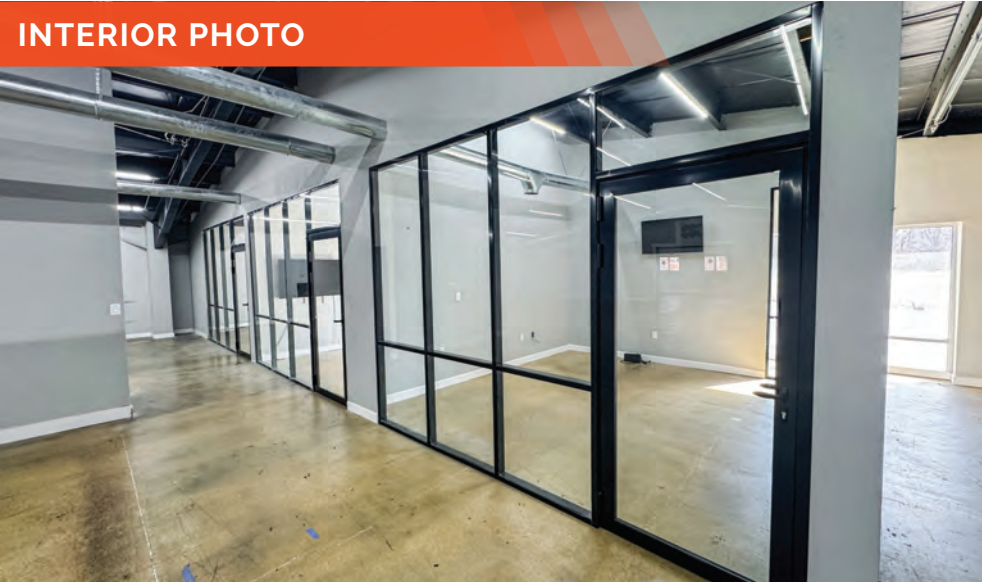
# PROPERTY PHOTOS

2229 Vandalia Street, Collinsville, IL 62234

EXTERIOR PHOTO



INTERIOR PHOTO



EXTERIOR PHOTO



# INDUSTRIAL PROPERTY SUMMARY

2229 VANDALIA STREET

**LISTING #** 3025

## LOCATION DETAILS:

**Parcel #:** 13-2-21-23-05-101-012  
**County:** IL - Madison  
**Zoning:** Highway Business - Madison Cou

## PROPERTY OVERVIEW:

**Building SF:** 8,400  
**Vacant SF:** 8,400  
**Usable Sqft:** -  
**Office SF:** 8,400  
**Warehouse SF:** -  
**Min Divisible SF:** 8,400  
**Max Contig SF:** 8,400  
**Lot Size:** 0.50 Acres  
**Frontage:** 230  
**Depth:** IRR  
**Parking Spaces:** 28  
**Parking Surface Type:** Asphalt  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## STRUCTURAL DATA:

**Year Built:** 1975  
**Renovated:** 1975  
**Clear Ht Min:** 9  
**Clear Ht Max:** 15  
**Bay Spacing:** -  
**Construction Type:** Steel  
**Roof:** Steel  
**Floor Type:** -  
**Floor Thickness:** -

## FACILITY INFORMATION:

**Heat:** Central  
**AC:** Central  
**Lighting:** LED  
**Sprinklers:** None  
**Insulated:** No  
**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:** 8x9

## TRANSPORATION:

**Interstate Access:** -  
**Airport Access:** 9'  
**Rail Access:** -  
**Rail Line:** -  
**Rail Status:** -



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# INDUSTRIAL PROPERTY SUMMARY PG 2

2229 VANDALIA STREET

## UTILITY INFO:

Water Provider:	City of Collinsville
Water Location:	On Site
Sewer Provider:	City of Collinsville
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	-
Voltage High:	-
Amps:	240
Phase:	1



## TAX INCENTIVE ZONES:

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

## FINANCIAL INFORMATION:

Taxes:	\$7,407.60
Tax Year:	2024

## SALE/LEASE INFORMATION:

Sale Price:	\$649,000
Price / SF:	\$77.26

## PROPERTY DESCRIPTION:

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