

PRICE REDUCED

FOR SALE
2229 Vandalia St.
Collinsville, IL 62234



HATLAUNCH

8,400 SF INDUSTRIAL PROPERTY

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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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 St. Collinsville, IL 62234



LOCATION OVERVIEW

Located on IL Route 159 and 1/2 mile from interchange of I-55 and IL 159 (exit 15).



REHAB YEAR
2023



TEMPERATURE
CONTROLLED



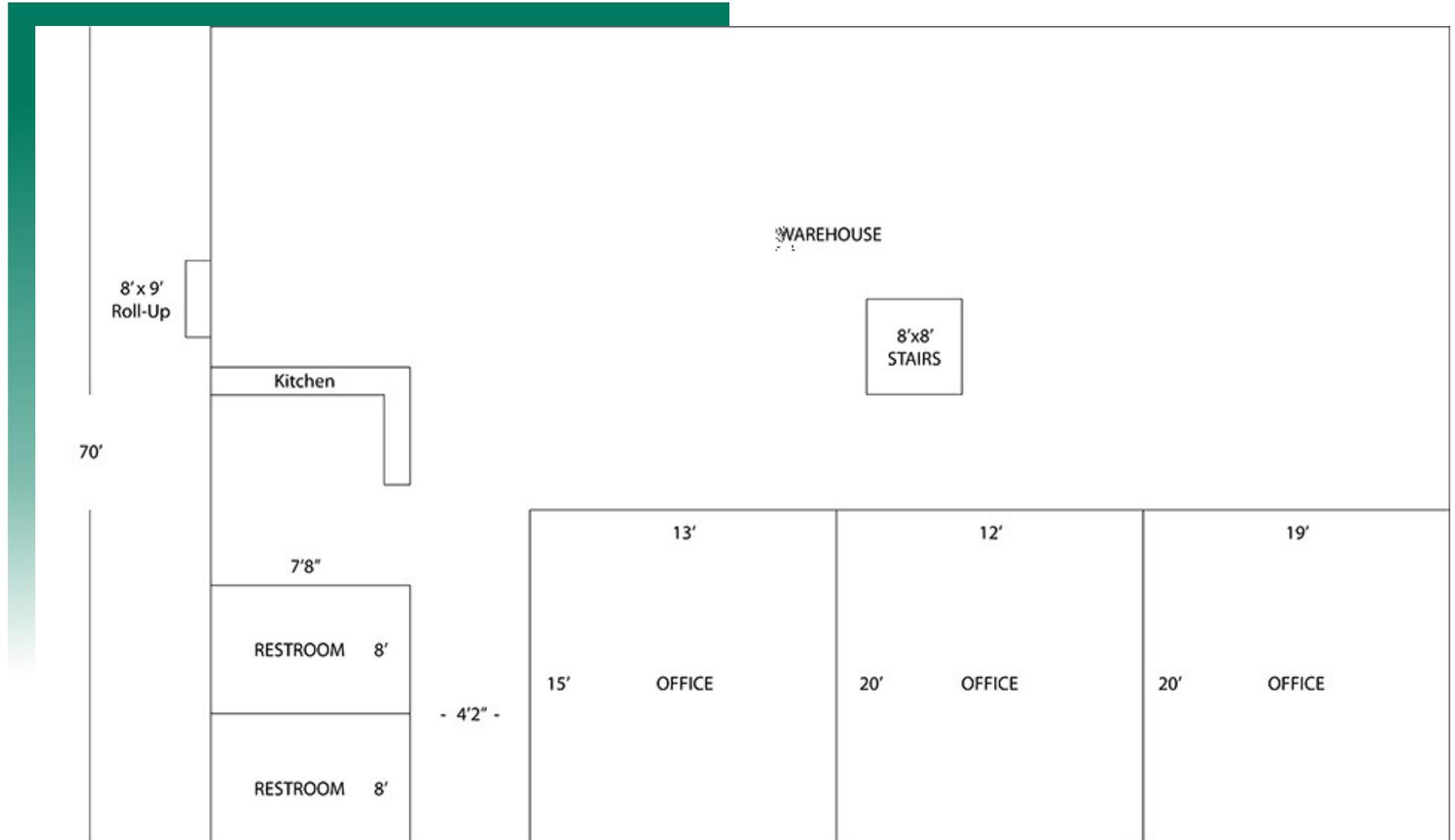
KITCHENETTE



19,700 ADT

FLOOR PLAN

2229 Vandalia St. Collinsville, IL 62234



*Not to scale

PROPERTY PHOTOS

2229 Vandalia St. Collinsville, IL 62234

EXTERIOR PHOTO



EXTERIOR PHOTO



PRIVATE OFFICES



PROPERTY DETAILS

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.

PROPERTY PHOTOS

2229 Vandalia St. Collinsville, IL 62234

PRODUCTION AREA



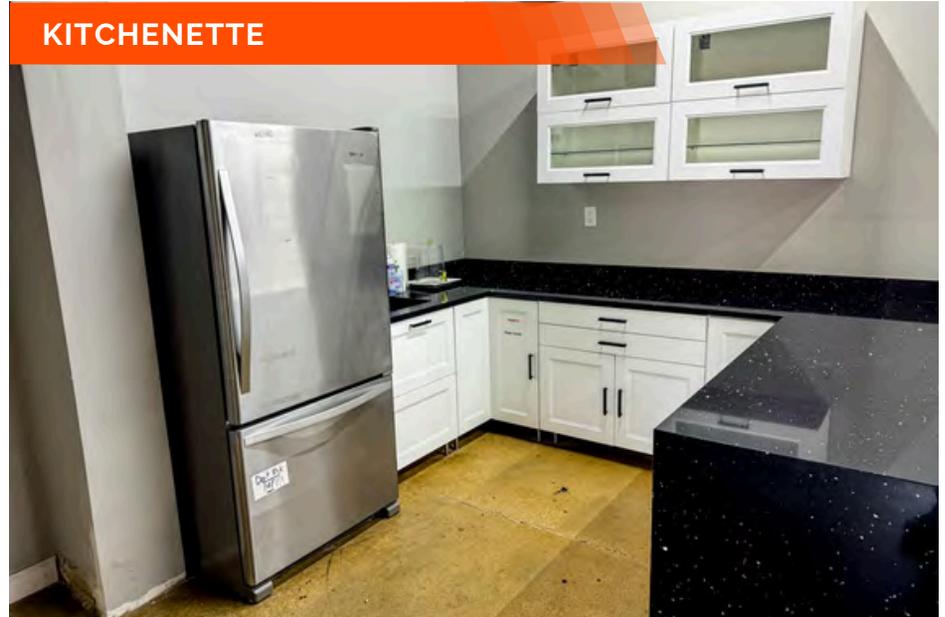
INTERIOR ROOM



LOWER LEVEL



KITCHENETTE



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
Office SF: 8,400
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
Construction Type: Steel
Roof: Steel

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:

Drive In Doors: 1
Drive In Door Size: 8x9

TRANSPORATION:

Barge Access 9'



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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
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:	\$575,000
Price / SF:	\$68.45

PROPERTY DESCRIPTION:

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.

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