

FOR SALE

4926 Church Rd,
Cahokia Heights, IL
62207



**38,200 SF INDUSTRIAL PROPERTY WITH OVERHEAD CRANES
AND REBAR MANUFACTURING BUSINESS AVAILABLE FOR SALE**

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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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

4926 Church Road, Cahokia Heights, IL 62207



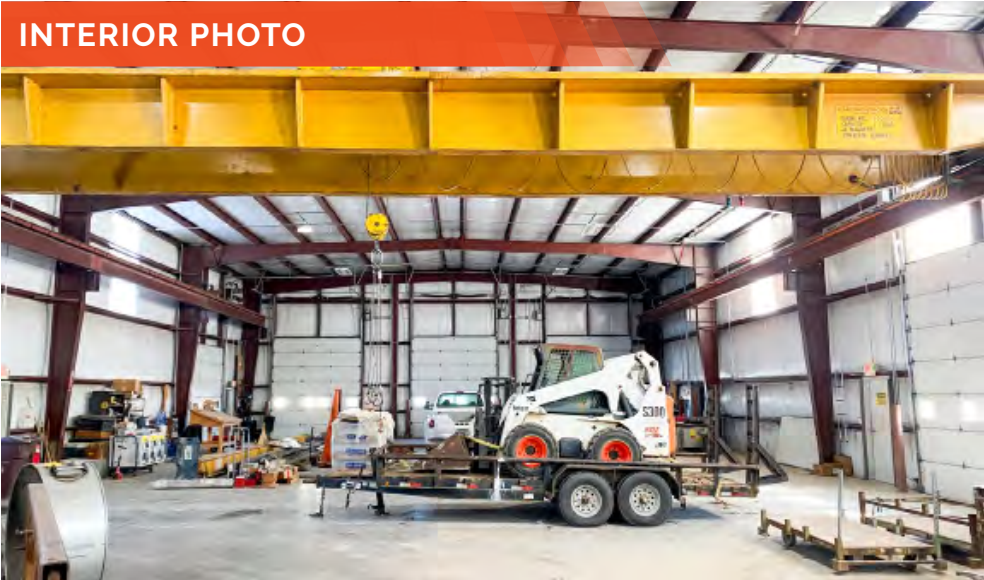
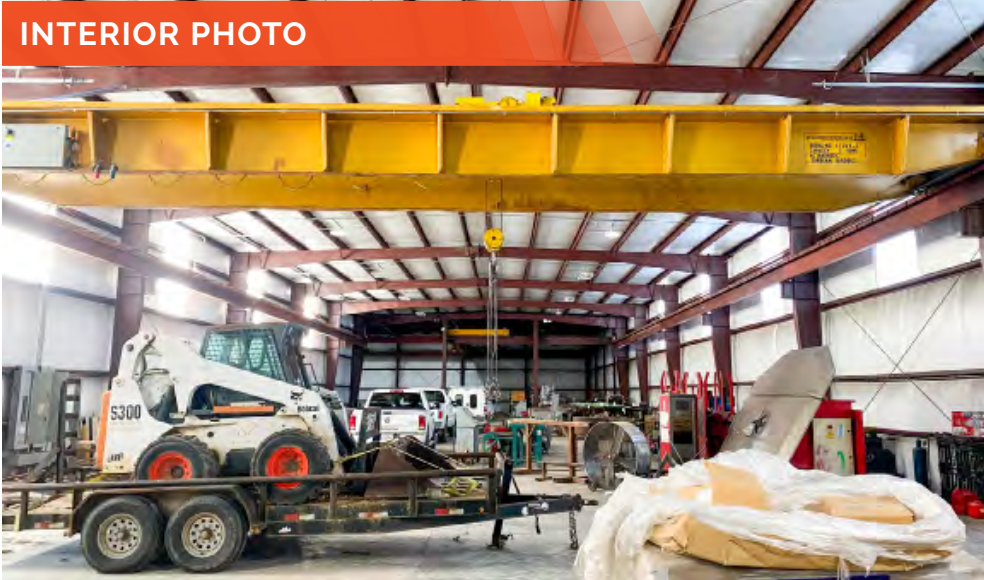
LOCATION OVERVIEW

Located In Cahokia Heights off of Mousette Lane 1/2 mile from I-255 near Sauget Industrial Park.

<p>WAREHOUSE 28,000 SF</p>	<p>(10) 12'x14' GRADE DOORS</p>
<p>(1) 5 TON & (1) 15 TON (2) OVERHEAD CRANES</p>	<p>480 VOLTAGE 3 PHASE 1200 AMPS</p>

PROPERTY PHOTOS

4926 Church Rd, Cahokia Heights, IL 62207



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INTERIOR PHOTO



INTERIOR PHOTO



PROPERTY PHOTOS

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INTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



INDUSTRIAL PROPERTY SUMMARY

4926 CHURCH ROAD

LISTING # 3029

LOCATION DETAILS:

Parcel #: 07-05.0-107-007
County: IL - St. Clair
Zoning: Industrial
Business Park / Development: Sauget Business Park

PROPERTY OVERVIEW:

Building SF: 38,200
Vacant SF: 38,200
Usable Sqft: 38,200
Office SF: 1,200
Warehouse SF: 28,000
Min Divisible SF: 38,200
Max Contig SF: 37,000
Lot Size: 6.98 Acres
Frontage: 525'
Depth: 550'
Parking Spaces: 25
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: Yes

STRUCTURAL DATA:

Year Built: 2014
Renovated: -
Clear Ht Min: 14'
Clear Ht Max: 22'
Bay Spacing: Clear Span
Construction Type: Metal
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

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

LOADING & DOORS:

Drive In Doors: 10
Drive In Door Size: (10) 12'x14'
Overhead Cranes: (1) 15 Ton & (1) 5 Ton

TRANSPORATION:

Interstate Access: .60 miles to I-255
Airport Access: 2.89 Miles to St Louis Downtown Airport
Rail Access: Adjacent
Rail Line: UP
Rail Status: Contact Broker for Information

INDUSTRIAL PROPERTY SUMMARY PG 2

4926 CHURCH ROAD, CAHOKIA HEIGHTS, IL 62207

UTILITY INFO:

Water Provider:	IL American
Water Location:	On-Site
Sewer Provider:	Cahokia Heights
Sewer Location:	On-Site
Gas Provider:	Ameren
Gas Location:	On-Site
Electric Provider:	Ameren
Electric Location:	On-Site
Voltage Low:	277
Voltage High:	480
Amps:	1200
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$32,715.73
Tax Year:	2023



SALE/LEASE INFORMATION:

Sale Price:	\$2,750,000
Price / SF:	\$74.32

PROPERTY DESCRIPTION:

A 38,200 SF manufacturing facility situated on 6.98 acres. This property has roughly 5 acres of outdoor storage space along with indoor working space ideal for multiple industrial uses. The property was being used as a rebar manufacturing facility. It has (2) overhead cranes with 5 and 15 ton capacities. Includes an on-site office trailer that is 1,200 SF and has 3 offices, 2 cubes, kitchen and unisex bathroom. There are approximately 9000 SF of unfinished office space (the walls are framed) in the plant that could be finished for office space or removed to add additional warehouse space.

The rebar manufacturing business is available for sale under separate terms. Contact broker for more details.

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