

# FOR SALE

4926 Church Rd.  
Cahokia Heights, IL  
62207



## 38,200 SF CRANE SERVED MANUFACTURING FACILITY

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

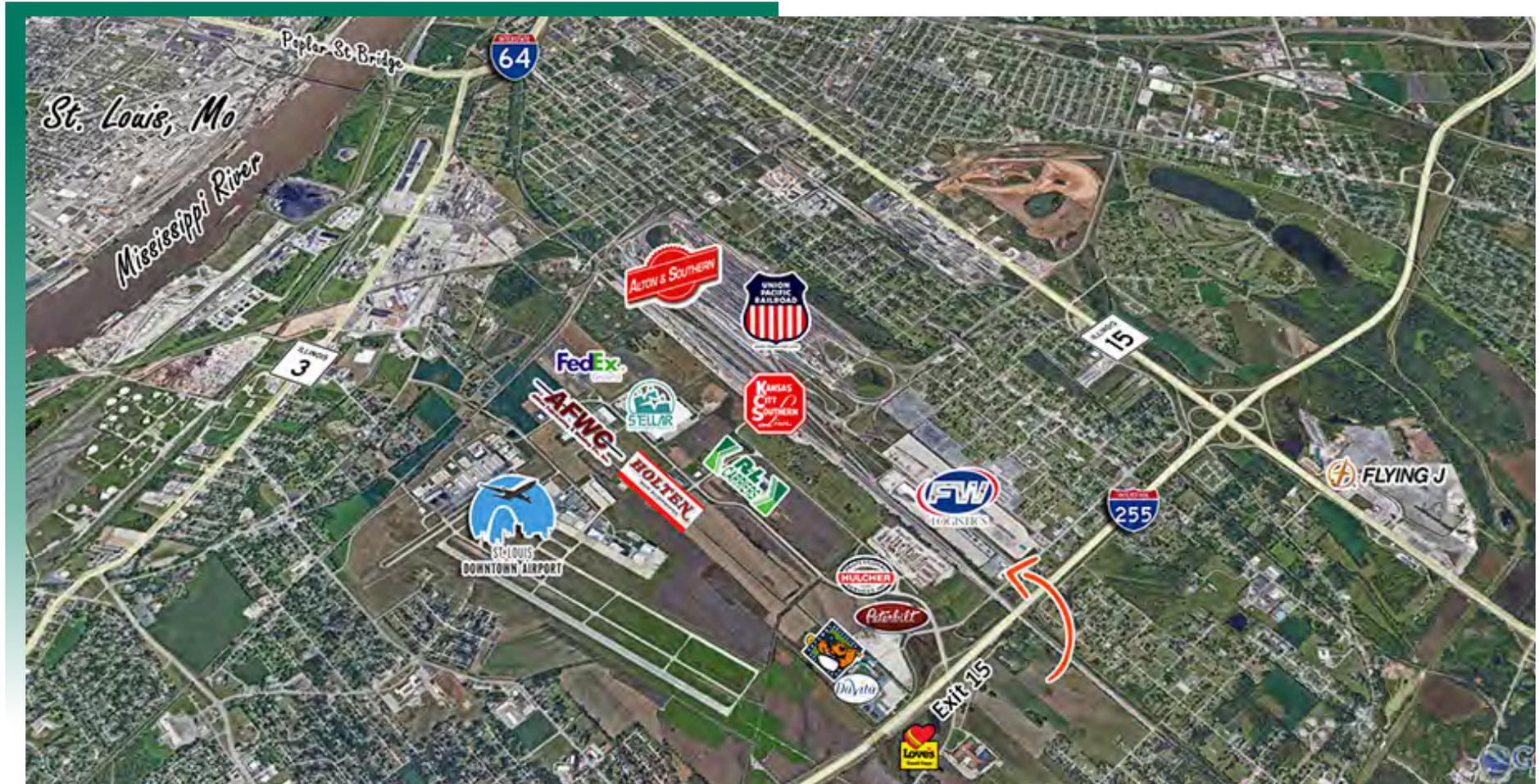
**Steve Zuber - SIOR, CCIM**  
Principal  
Office: (618) 277-4400 (Ext. 13)  
Cell: (314) 409-7283  
steve@barbermurphy.com

**Ethan Gowin**  
Broker Associate  
Office: (618) 277-4400 (Ext. 14)  
Cell: (618) 946-1487  
ethang@barbermurphy.com



# AREA MAP

4926 Church Rd. Cahokia Heights, IL 62207



## LOCATION OVERVIEW

Located in Cahokia Heights off of Mousette Lane 1/2 mile from I-255 (exit 15) near the Sauget Industrial Park.

# PROPERTY PHOTOS

4926 Church Rd. Cahokia Heights, IL 62207

DRIVE-IN DOORS



DRIVE-IN DOORS



WAREHOUSE



- 38,200 SF manufacturing facility on 6.98 acres
- Roughly 5 acres of outdoor storage space
- (2) overhead cranes with 5 and 15 ton capacities
- (10) 12'x14' drive-in doors
- 1200 AMP - 277/480V - 3 phase electric service
- On site office trailer

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

# PROPERTY PHOTOS

4926 Church Rd. Cahokia Heights, IL 62207

WAREHOUSE



WAREHOUSE



WAREHOUSE



WAREHOUSE



# 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) 12'x14'  
Overhead Cranes: (1) 15 Ton & (1) 5 Ton

## TRANSPORTATION:

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:	\$71.99

### 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.

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

**STEVE ZUBER, SIOR, CCIM**

Principal  
O: (618) 277-4400  
C: (314) 409-7283  
steve@barbermurphy.com

**ETHAN GOWIN**

Broker Associate  
O: (618) 277-4400  
C: (618) 946-1487  
ethang@barbermurphy.com