

FOR SALE

2525 Rock Road,
Granite City, IL
62040



7,200 SF OFFICE/WAREHOUSE

BARBERMURPHY

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

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Principal
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AREA MAP

2525 Rock Road, Granite City, IL 62040



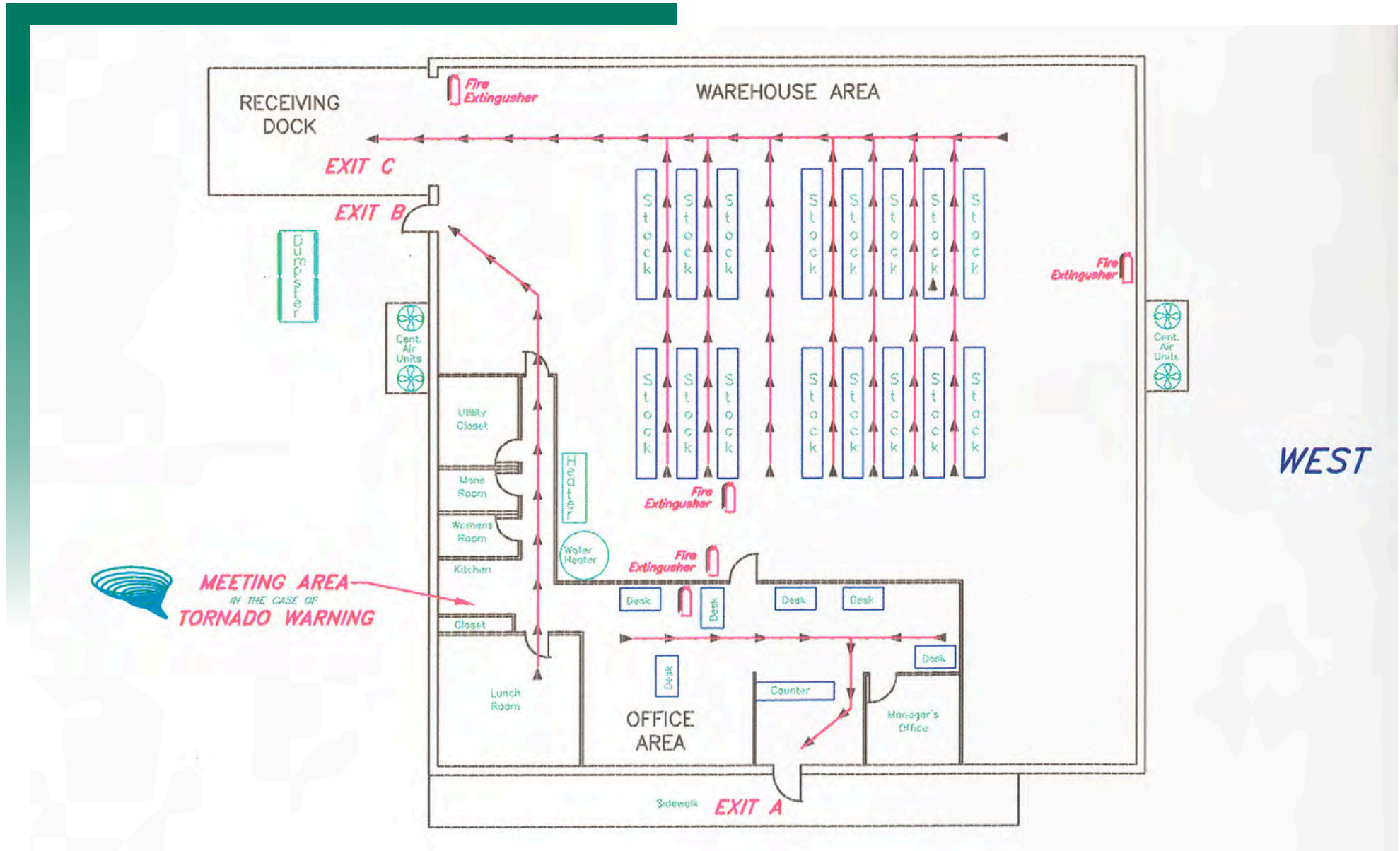
LOCATION OVERVIEW

This property is located in Granite City, IL 15 minutes from downtown St. Louis just off of Route 3 with easy access to I-70 and I-270.

 FRONTAGE : 160' DEPTH: 145'	 I-270 & I-70
 TIF DISTRICT	 ENTERPRISE ZONE

FLOOR PLAN

2525 Rock Road, Granite City, IL 62040

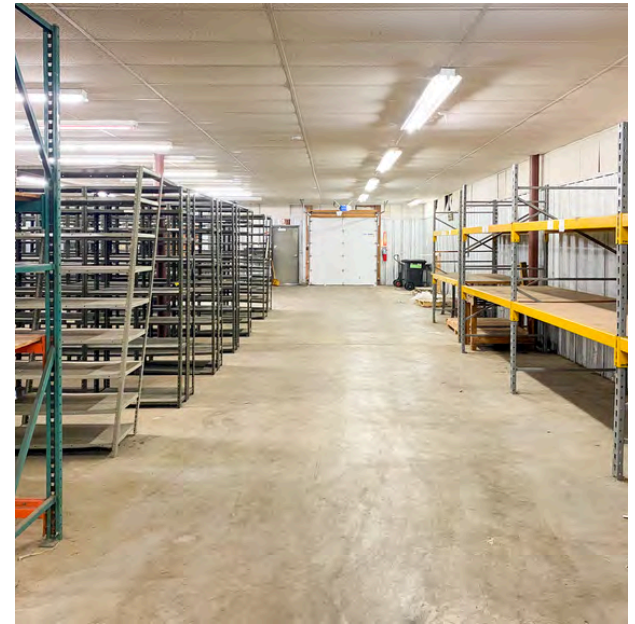


WEST

*Not to scale

PROPERTY PHOTOS

2525 Rock Rd, Granite City, IL 62040



INDUSTRIAL PROPERTY SUMMARY

2525 ROCK ROAD, GRANITE CITY, IL 62040

LISTING # 3039

LOCATION DETAILS:

Parcel #: 22-1-19-13-09-101-008.002
County: IL - Madison
Zoning: Improved Commercial

PROPERTY OVERVIEW:

Building SF: 7,200
Vacant SF: 7,200
Usable Sqft: 7,200
Office SF: 1,440
Warehouse SF: 5,760
Min Divisible SF: 7,200
Max Contig SF: 7,200
Lot Size: 0.90 Acres
Frontage: 160'
Depth: 145'
Parking Spaces: -
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1985
Renovated: -
Clear Ht Min: 10'
Clear Ht Max: 10'
Bay Spacing: Clear Span
Construction Type: Mixed
Roof: Metal
Floor Type: Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Yes
AC: Yes
Lighting: T-5
Sprinklers: None
Insulated: Yes
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors: 0
of Dock Doors: 0
Dock Levelers: 0
Dock Leveler Capacity: 0
Drive In Doors: 1
Drive In Door Size: 8'x8'

TRANSPORATION:

Interstate Access: I-70 and I-270
Airport Access: N/A
Rail Access: N/A
Rail Line: N/A
Rail Status: N/A



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INDUSTRIAL PROPERTY SUMMARY PG 2

2525 ROCK ROAD, GRANITE CITY, IL 62040

UTILITY INFO:

Water Provider:	IL American
Water Location:	On-Site
Sewer Provider:	City of Granite City
Sewer Location:	On-Site
Gas Provider:	Ameren
Gas Location:	On-Site
Electric Provider:	Ameren
Electric Location:	On-Site
Voltage Low:	120
Voltage High:	480
Amps:	400
Phase:	3



TAX INCENTIVE ZONES:

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

SALE/LEASE INFORMATION:

Sale Price:	\$350,000
Price / SF:	\$48.61

FINANCIAL INFORMATION:

Taxes:	\$13,440.20
Tax Year:	2023

PROPERTY DESCRIPTION:

This 7,200 SF office/warehouse is situated on .9 acres. It has 1,440 SF of office space and 5,760 SF of warehouse space. (1) 8'x8' grade level door. Ceiling heights are 10' tall. Asphalt parking lot