

# FOR SALE -AND- LEASE

2736 Camp Jackson Rd  
Cahokia Heights, IL  
62206



**4,000 SF OFFICE/WAREHOUSE**

**BARBERMURPHY**

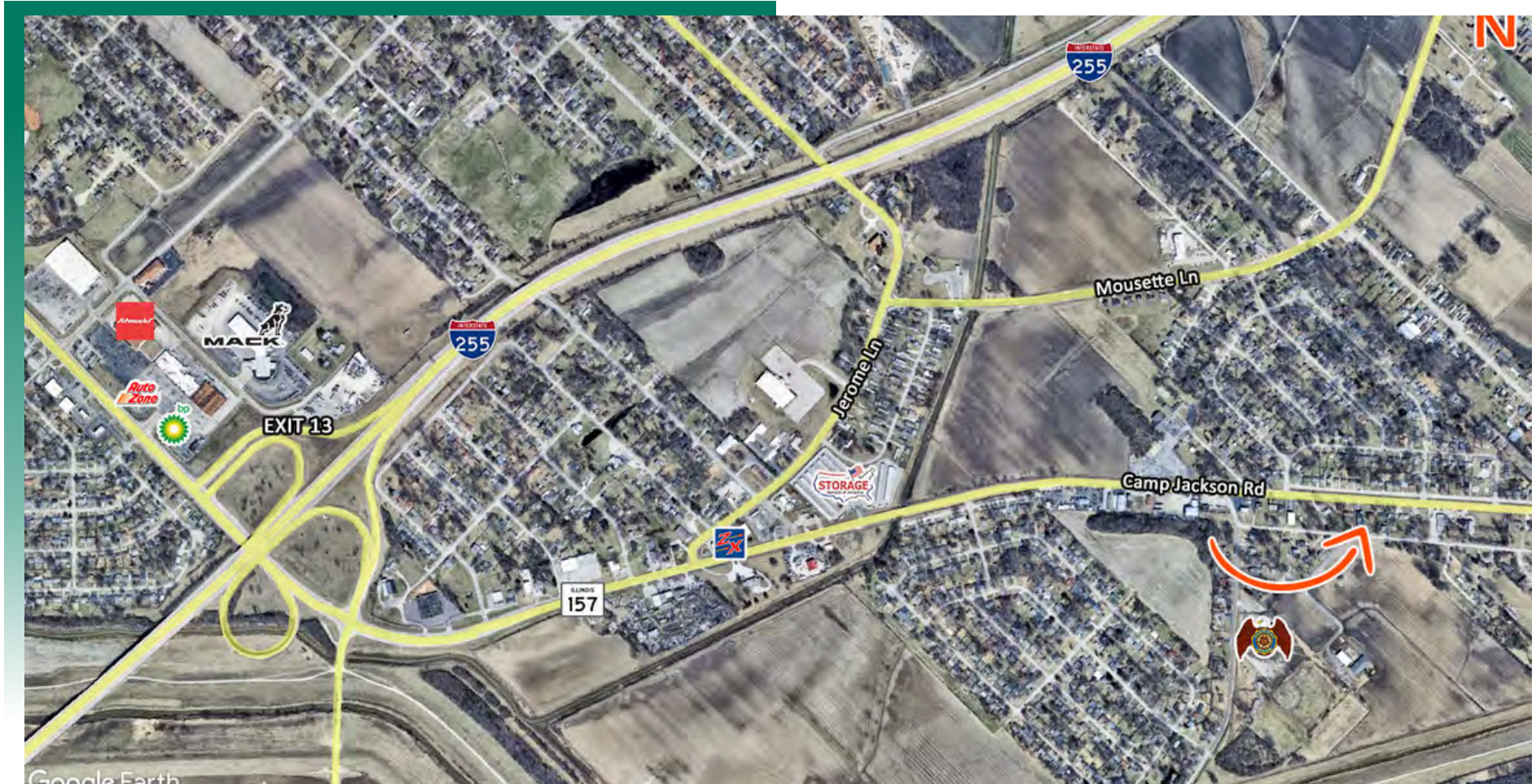
COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP

2736 Camp Jackson Rd., Cahokia Heights



## LOCATION OVERVIEW

Located on IL Route 157 within 1 Mile of I-255 and 3 Miles to IL Route 15.

 (2) 12'X14' DRIVE-IN DOORS'	 I-255
 FRONTAGE: 72' DEPTH: 171'	 EXIT 13

# PROPERTY PHOTOS

2736 Camp Jackson Rd., Cahokia Heights

EXTERIOR - FRONT



INTERIOR WAREHOUSE



EXTERIOR - REAR



EXTERIOR - REAR



# INDUSTRIAL PROPERTY SUMMARY

2736 CAMP JACKSON ROAD

**LISTING #** 3048

## LOCATION DETAILS:

Parcel #: 07-07.0-400-029  
County: IL - St. Clair  
Zoning: B-3

## PROPERTY OVERVIEW:

Building SF: 4,000  
Office SF: 2,000  
Warehouse SF: 2,000  
Min Divisible SF: 4,000  
Max Contig SF: 4,000  
Lot Size: 0.39 Acres  
Frontage: 72  
Depth: 171  
Parking Spaces: 10  
Parking Surface Type: Asphalt  
Archeological: No  
Environmental: No  
Survey: No

## STRUCTURAL DATA:

Clear Ht Min: 10'  
Clear Ht Max: 14'  
Bay Spacing: Clear Span  
Construction Type: Exterior - Block  
Roof: Wood Truss  
Floor Type: Reinforced Concrete  
Floor Thickness: 6"

## FACILITY INFORMATION:

Heat: Office/Warehouse  
AC: Office  
Lighting: LED  
Sprinklers: No  
Insulated: No  
Ventilation: No  
Compressed Air: No  
Restrooms Men: Yes  
Restrooms Womens: Yes  
Showers: No  
Floor Drains: No

## LOADING & DOORS:

Dock Doors: No  
# Drive In Doors: 2  
Drive In Door Size: 12'x14'

## TRANSPORATION:

Interstate Access: I-255  
Airport Access: N/A  
Rail Access: No  
Rail Line: N/A  
Rail Status: N/A



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# INDUSTRIAL PROPERTY SUMMARY PG 2

2736 CAMP JACKSON ROAD

## UTILITY INFO:

Water Provider:	City of Cahokia Heights
Water Location:	On Site
Sewer Provider:	City of Cahokia Heights
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	240
Amps:	200
Phase:	3

## TAX INCENTIVE ZONES:

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

## FINANCIAL INFORMATION:

Taxes:	\$3,492.46
Tax Year:	2023



## SALE/LEASE INFORMATION:

Sale Price:	\$129,000
Price / SF:	\$32.25
Lease Rate:	\$2,200/Month
Lease Type:	Gross

## PROPERTY DESCRIPTION:

4,000 SF Office/Warehouse on 0.39 Acres with asphalt parking and 8' 3 strand barb wire fence for outdoor storage. 10'-14' clear height throughout building with (2) 14'x12' Drive-In Doors and one paint booth. Office spaces consist of (3) private offices, restroom, and kitchenette. New TPO roof.