

# FOR SALE

3672 IL Route 111  
Granite City, IL 62040



## INVESTMENT OPPORTUNITY - ABSOLUTE NNN LEASE

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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RECENTLY ACQUIRED BY



Beacon Roof Supply was recently acquired by QXO for \$11 Billion. They are a private equity firm that specializes in helping contractors, distributors, and suppliers streamline operations, improve efficiency, and grow their businesses with confidence. QXO is the largest publicly traded distributor of roofing, waterproofing, and complementary building products in the United States.

**High-Quality Tenant:** Beacon Roof Supply is headquartered in Herndon, Virginia. Beacon is the largest publicly traded distributor of roofing, waterproofing and related exterior products in the United States and Canada. They are among the oldest and most established distributors in the industry. Beacon is a leading provider of commercial and residential roofing, siding, windows, decking, insulation, specialty lumber, waterproofing, and air barrier systems to the North American building industry. They have supported contractors who rely on them to help them save time and build more for nearly 100 years. Their team of more than 8,000 employees throughout North America works to ensure contractors have immediate, local access to the building supplies and roofing products they need, exactly when they need them. Through strategic investments in new technology and an ever-expanding network of locations throughout the United States and Canada, we help contractors save time, manage work more efficiently, and enhance their businesses.

**Long-Term Lease:** The tenant has 7 years remaining on their lease, with (2) 5 year options, ensuring consistent cash flow for the investor. Renewals are based on market rent at that time.

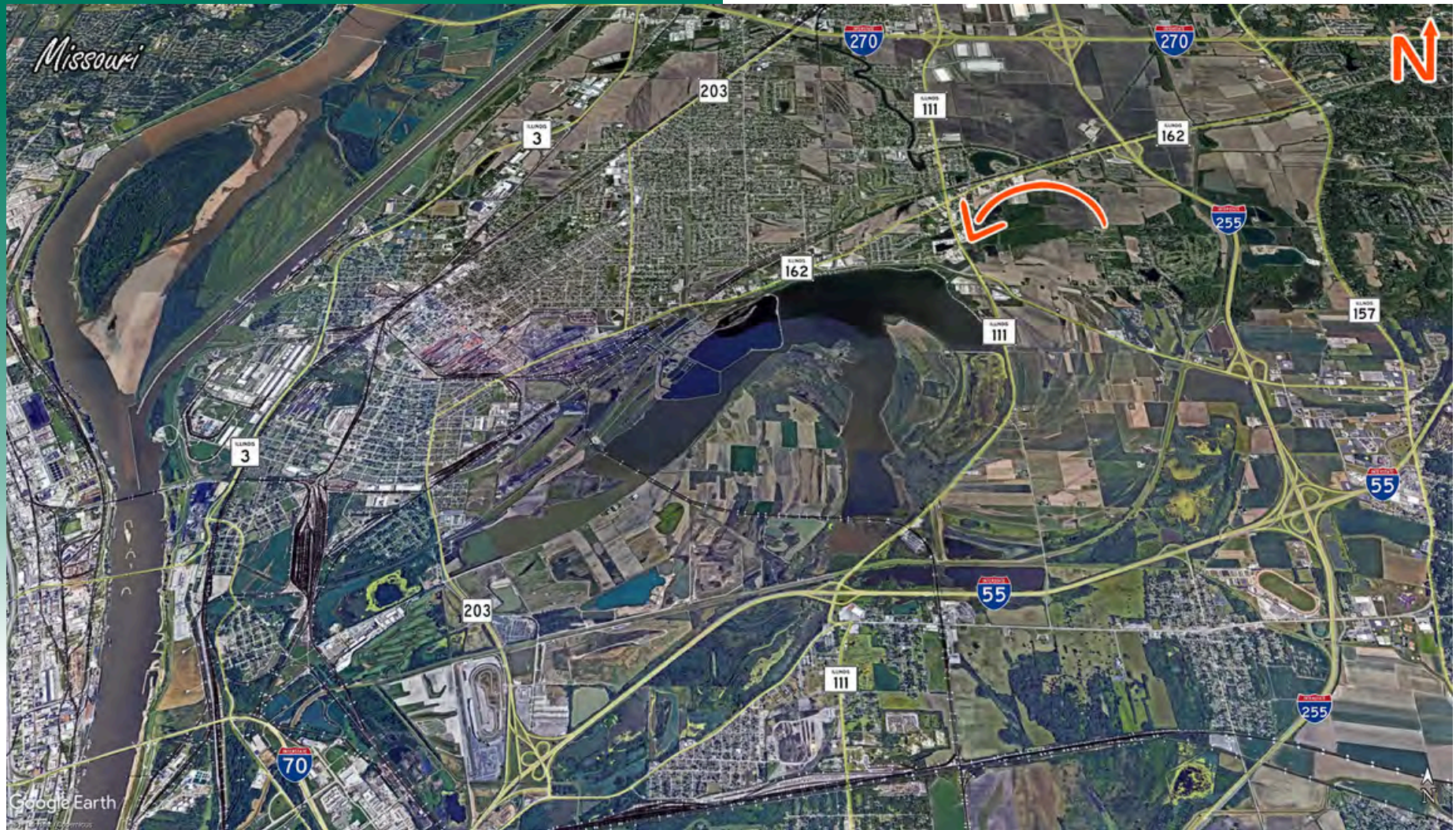
**Annual NOI:** \$160,000

**Rent Growth:** The lease includes 3% annual rent increases, providing a hedge against inflation and increasing the property's value over time



## AREA MAP

3672 IL Route 111, Granite City, IL 62040



### LOCATION OVERVIEW

The property is situated in Granite City, IL, 2.5 miles from I-255, 3 miles from I-270 and 5 miles from I-55/70. It has great visibility from IL Route 111 and easy access to three major interstates running through IL.



# PROPERTY PHOTOS

3672 IL Route 111, Granite City, IL 62040





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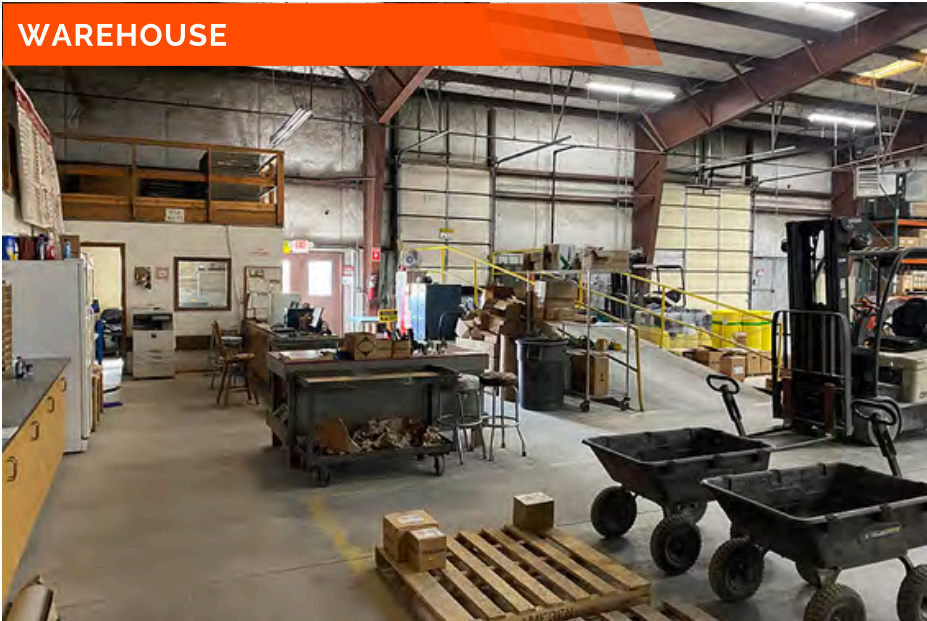
WAREHOUSE



WAREHOUSE



WAREHOUSE



EXTERIOR



# INDUSTRIAL PROPERTY SUMMARY

3672 ILLINOIS 111

## LISTING #

2934

## LOCATION DETAILS:

Parcel #: 17-1-20-14-00-000-005.001  
County: IL - Madison  
Zoning: Improved Commercial

## PROPERTY OVERVIEW:

Building SF: 20,000  
Office SF: 3,000  
Warehouse SF: 17,000  
Min Divisible SF: 20,000  
Max Contig SF: 20,000  
Lot Size: 4.85 Acres  
Frontage: 698'  
Depth: 316'  
Parking Spaces: 20  
Parking Surface Type: Rock  
Archeological: No  
Environmental: No  
Survey: No

## STRUCTURAL DATA:

Year Built: 1989  
Clear Ht Min: 18'  
Clear Ht Max: 22'  
Bay Spacing: Clear Span  
Construction Type: Metal  
Roof: Metal  
Floor Type: Concrete  
Floor Thickness: 6"

## FACILITY INFORMATION:

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

## LOADING & DOORS:

# of Dock Doors: 1  
Dock Door Size: 8'x10'  
# Drive In Doors: 1  
Drive In Door Size: 12'x14'

## TRANSPORATION:

Interstate Access: I-55 & I-70



## INDUSTRIAL PROPERTY SUMMARY PG 2

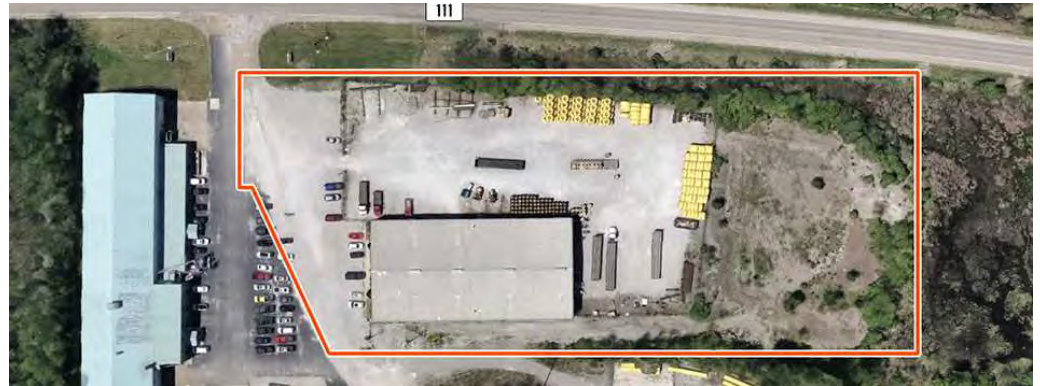
3672 ILLINOIS 111

### UTILITY INFO:

Water Provider:	Illinois American
Water Location:	On-Site
Sewer Provider:	Septic
Sewer Location:	On-Site
Gas Provider:	Ameren
Gas Location:	On-Site
Electric Provider:	Ameren
Electric Location:	On-Site
Voltage Low:	120
Voltage High:	240
Amps:	400
Phase:	3

### TAX INCENTIVE ZONES:

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



### SALE/LEASE INFORMATION:

Sale Price:	\$2,461,538
Price / SF:	\$123.07
NOI:	\$160,000
CAP Rate:	6.5 %

### Property Description

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