

FOR SALE

3931 Lake Dr.
Granite City, IL 62040



TWO 2,400 SF INDUSTRIAL BUILDINGS

BARBERMURPHY
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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

3931 Lake Dr. Granite City, IL 62040



LOCATION OVERVIEW

Located on Lake Dr., 1 block off IL Route 111 and in close proximity to I-270 and I-255. It is situated near other light-industrial properties.

OFFICE/RETAIL PROPERTY SUMMARY

3931 LAKE DRIVE

LISTING # 3110

LOCATION DETAILS:

Parcel #: 17-2-20-10-08-202-017
County: IL - Madison
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 4,800
Min Divisible SF: 2,400
Max Contig SF: 2,400
Office SF: 288
Lot Size: 0.30 Acres
Frontage: 115
Depth: varies
Parking Spaces: 10
Parking Surface Type: gravel

STRUCTURAL DATA:

Ceilings: 12'

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$259,000
Price / SF: \$53.96

FINANCIAL INFORMATION:

Taxes: \$2,905.00
Tax Year: 2004

PROPERTY DESCRIPTION:

Two 2,400 SF industrial buildings.
The right-side building is climate-controlled, heated, and insulated. It features LED lighting, a 12' x 12' office, a restroom, and a 10' x 12' drive-in door.

The left-side building includes a 12' x 12' office, a restroom, LED lighting, and a 10' x 12' drive-in door. It is not heated or insulated.

Both buildings are 40' x 60', constructed of concrete block.
Tenant is on a month-to-month lease.

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