

FOR SALE -AND- LEASE

5446 Chain of Rocks Rd.,
Edwardsville, IL
62025



2.88 ACRES - 7,682 SF WAREHOUSE

BARBERMURPHY

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

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com



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

5446 Chain of Rocks Rd., Edwardsville, IL 62025



LOCATION OVERVIEW

Located at the Northeast Quadrant of I-270 and the IL Rt 157 Intersection. Daily Traffic Count on I-270 is 49,000 and the daily count is 18,100 on IL Rt 157.



PROPERTY INFORMATION

3 drive-in doors

(1) 6' x 8'

(2) 8' x 10'

Restrooms

LED Lighting

Office space with HVAC

Zoned Planned Development

Sale Price: \$799,000

**Lease Rate: \$7,500/Month,
Modified Gross**

PROPERTY HIGHLIGHTS



OFFICE
SPACE



LED
LIGHTING



3 PHASE
POWER



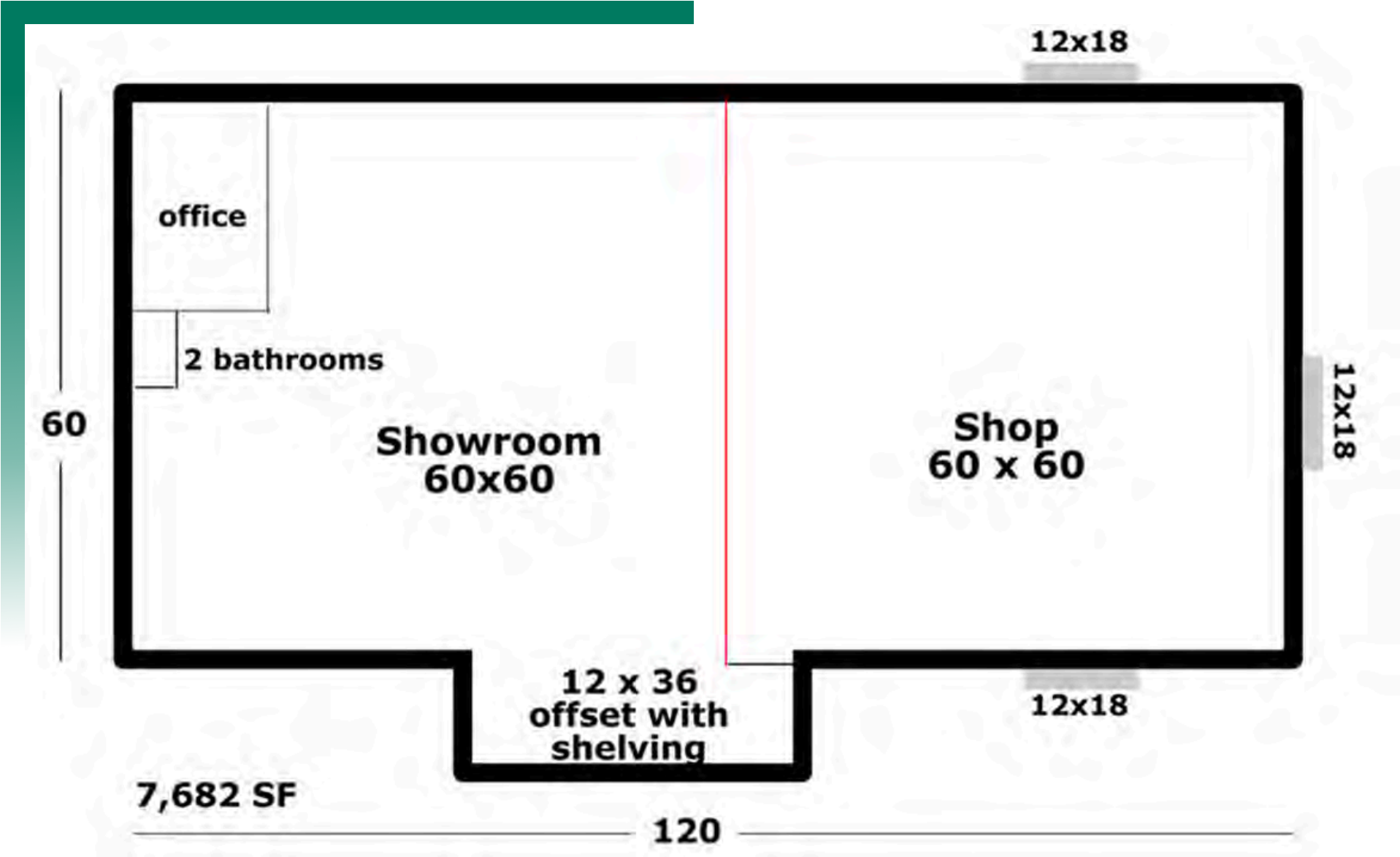
3 DRIVE-IN
DOORS



CLIMATE
CONTROLLED
OFFICE

FLOOR PLAN

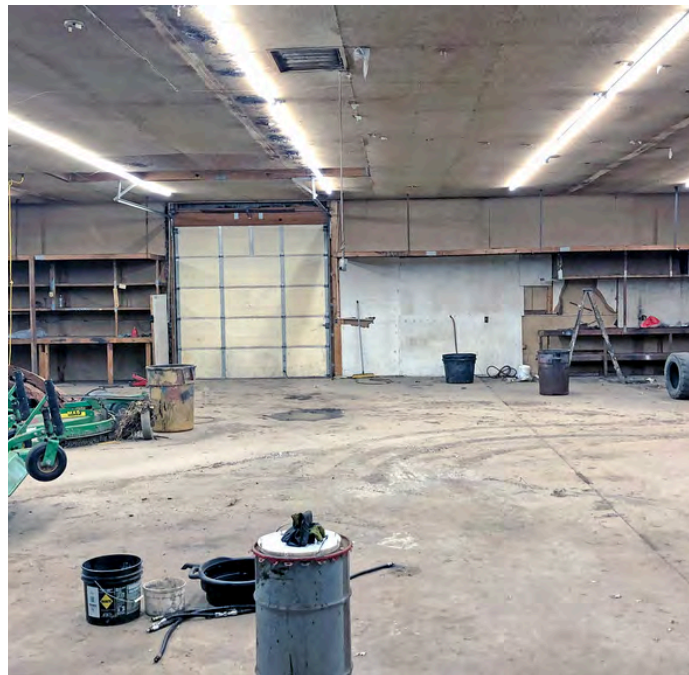
5446 Chain of Rocks Rd., Edwardsville, IL 62025



*Not to scale

PROPERTY PHOTOS - INTERIOR WAREHOUSE

5446 Chain of Rocks Rd., Edwardsville, IL 62025



INDUSTRIAL PROPERTY SUMMARY

5446 CHAIN OF ROCKS ROAD

LISTING # 2315

LOCATION DETAILS:

Parcel #: 14-1-15-32-00-000-004
County: IL - Madison
Zoning: PD - Madison County

PROPERTY OVERVIEW:

Building SF: 7,682
Vacant SF: 7,682
Warehouse SF: 7,682
Min Divisible SF: 7,682
Lot Size: 2.88 Acres
Frontage: 300
Depth: IRR
Parking Spaces: 12
Parking Surface Type: Asphalt/Rock
Archeological: No
Environmental: Yes
Survey: Yes

STRUCTURAL DATA:

Year Built: 1984
Clear Ht Min: 8
Clear Ht Max: 14
Construction Type: Steel
Roof: Steel
Floor Type: Concrete

FACILITY INFORMATION:

Lighting: LED
Sprinklers: No
Insulated: No
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

LOADING & DOORS:

Drive In Doors: 3
Drive In Door Size: (1) 6'x8, (2) 8'x10'

TRANSPORATION:

Interstate Access: I-270/I-255/I-55/70

INDUSTRIAL PROPERTY SUMMARY PG 2

5446 CHAIN OF ROCKS ROAD

UTILITY INFO:

Water Provider:	Well
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$2,743.00
Tax Year:	2025



SALE/LEASE INFORMATION:

Sale Price:	\$799,000
Price / SF:	\$104.01
Lease Rate:	\$11.72
Lease Type:	Modified Gross

PROPERTY DESCRIPTION:

7,682 SF Steel Warehouse with a 2.88 Acre Lot. Three Phase Power with 3 Drive-In Doors - (1) 6'x8' and (2) 8'x10'.
Climate controlled Office Space with Security Lighting.