

FOR SALE

3942 Mississippi Ave.,
Cahokia Heights, IL
62206



4,704 SF OFFICE/WAREHOUSE

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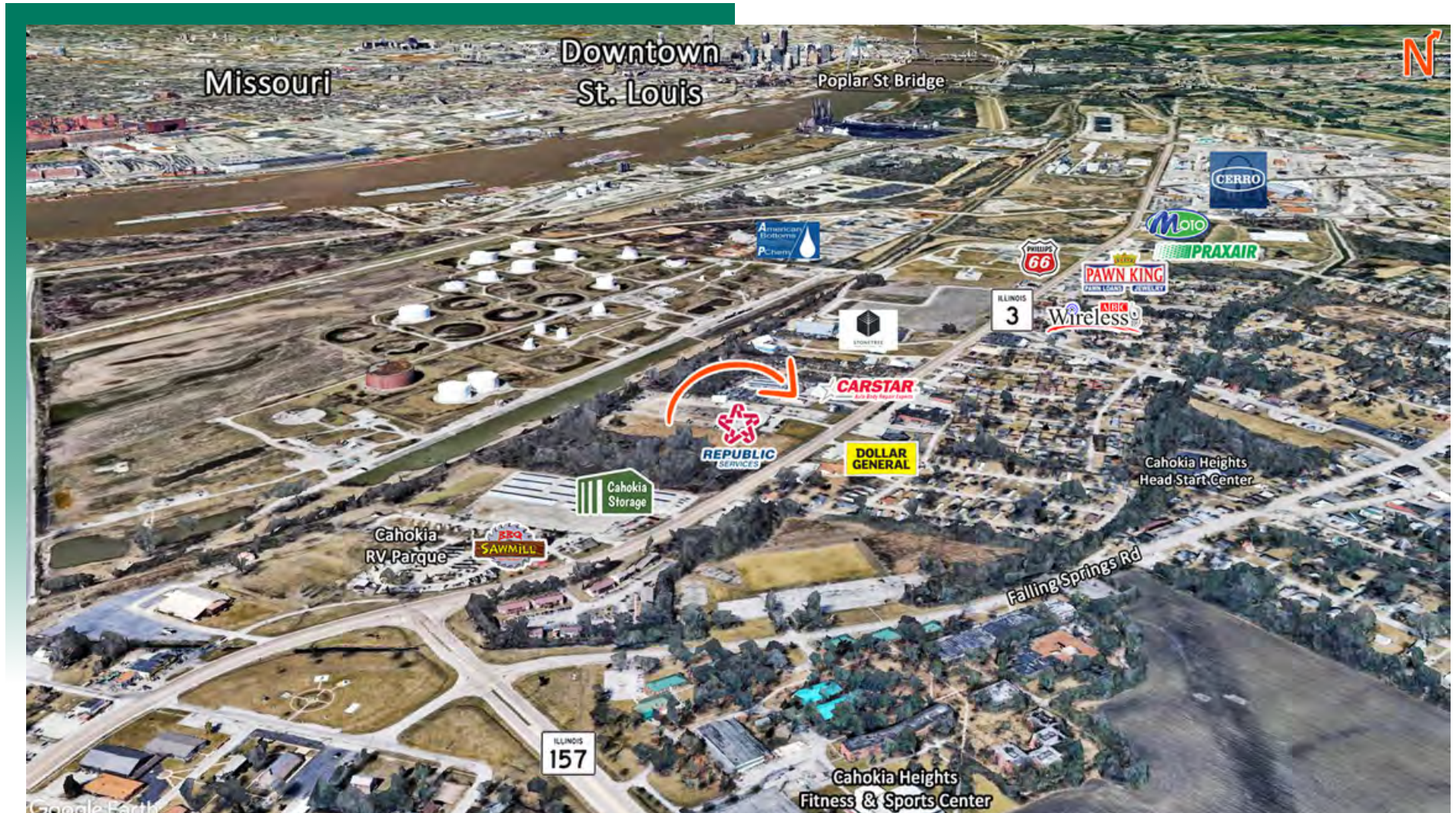
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

3942 Mississippi Ave., Cahokia Heights, IL 62206



LOCATION OVERVIEW

Located directly off IL Rte 3 with connections to I-64, I-55, I-70, & I-255.



3,030 SF Warehouse & 1,674 SF Office

Sale Price: \$225,000



PROPERTY HIGHLIGHTS



DRIVE-IN DOORS
(2) 10'X10', (1) 10'X12'
(1) 14'X14'



CLEAR HEIGHT 14'
CLEAR SPAN
COLUMN SPACING



ENTIRE
WAREHOUSE
IS HEATED



400 AMPS
PHASE 1
VOLTS: 120/220



LED
LIGHTING

INDUSTRIAL PROPERTY SUMMARY

3942 MISSISSIPPI AVENUE

LISTING # 3141

LOCATION DETAILS:

Parcel #: 01-34.0-401-045
County: IL - St. Clair
Zoning: B-1

PROPERTY OVERVIEW:

Building SF: 4,704
Vacant SF: 4,704
Usable Sqft: 4,704
Office SF: 1,674
Warehouse SF: 3,030
Min Divisible SF: 4,704
Max Contig SF: 4,704
Lot Size: 0.51 Acres
Frontage: 198
Depth: 202
Parking Spaces: 10
Parking Surface Type: Gravel
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1980
Renovated: 2023
Clear Ht Min: 14
Clear Ht Max: 14
Bay Spacing: Clear Span
Construction Type: Wood Frame
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness CRM 2: 6

FACILITY INFORMATION:

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

LOADING & DOORS:

Drive In Doors: 4
Drive In Door Size: (1)10'x12' (2)10'x10' & (1)14'x14'

TRANSPORATION:

Interstate Access: Located directly off IL Rte 3 with connections to I-64, I-55, I-70, & I-255
Airport Access: N/A
Rail Access: No
Rail Line: N/A
Rail Status: N/A

INDUSTRIAL PROPERTY SUMMARY PG 2

3942 MISSISSIPPI AVENUE

UTILITY INFO:

Water Provider:	Illinois American
Water Location:	On Site
Sewer Provider:	City of Cahokia
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:	220
Amps:	400
Phase:	1

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$3,565.00
Tax Year:	2024



SALE/LEASE INFORMATION:

Sale Price:	\$225,000
Price / SF:	\$47.83

PROPERTY DESCRIPTION:

4,704 SF Office/Warehouse Available For Sale. The Warehouse is Facilitated by (2) 10'x10', (1) 10'x12' and (1) 14'x14' Drive-In Doors, Clear Height throughout the Warehouse is 14' with Clear Span Column Spacing. The entire Warehouse is heated. 0.31 acres of rocked yard adjoining building.