

PRICE REDUCED!

FOR SALE

3942 Mississippi Ave.,
Cahokia Heights, IL
62206



4,704 SF OFFICE/WAREHOUSE

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

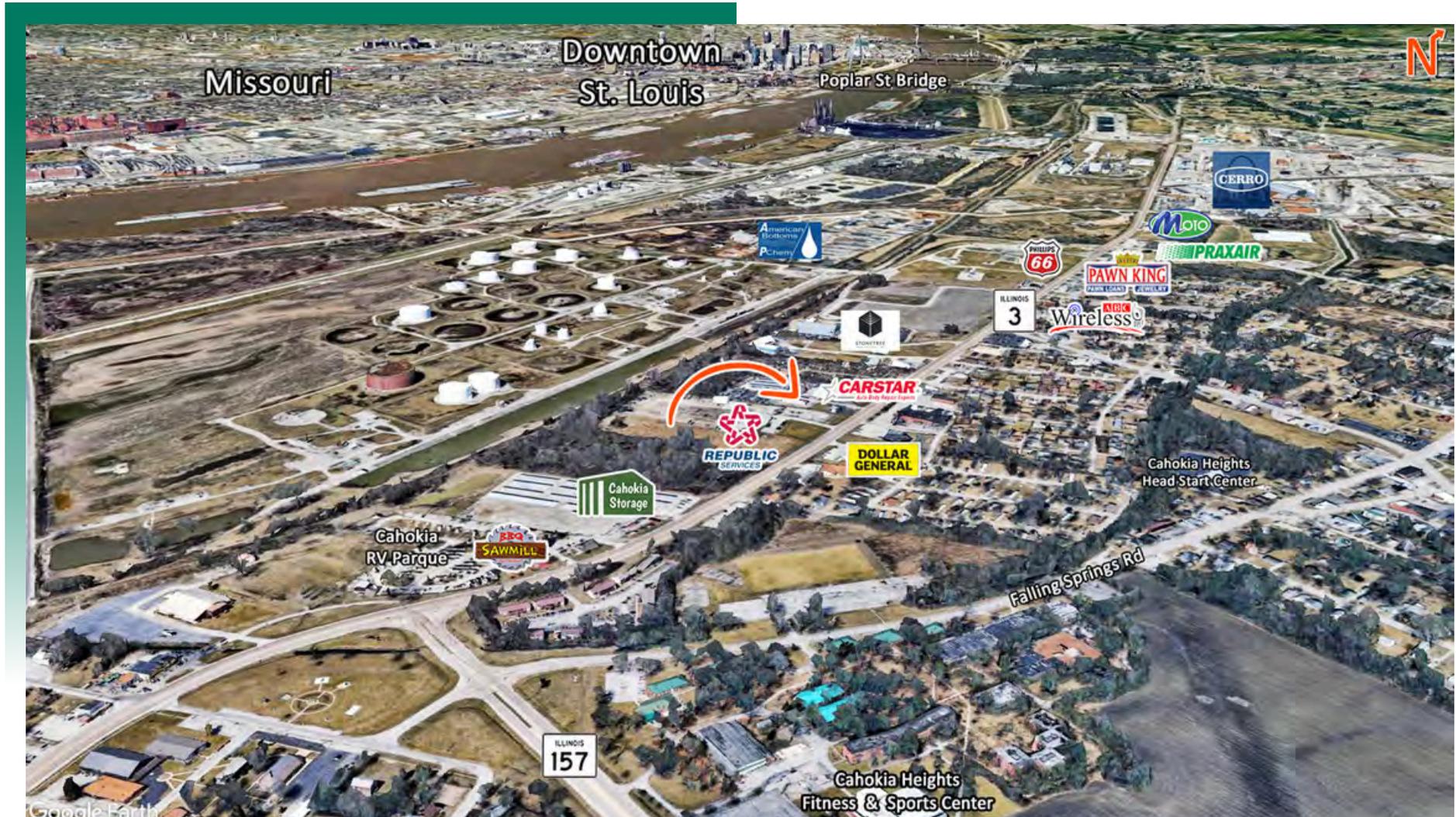
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AREA MAP

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: \$200,000



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



400A/
120-220V
1P



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



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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:

REDUCED Sale Price:	\$200,000
Price / SF:	\$42.52

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.