

FOR SALE

5400 Old Alton Rd.,
Granite City, IL
62040



8,000 SF METAL WAREHOUSE BUILDING

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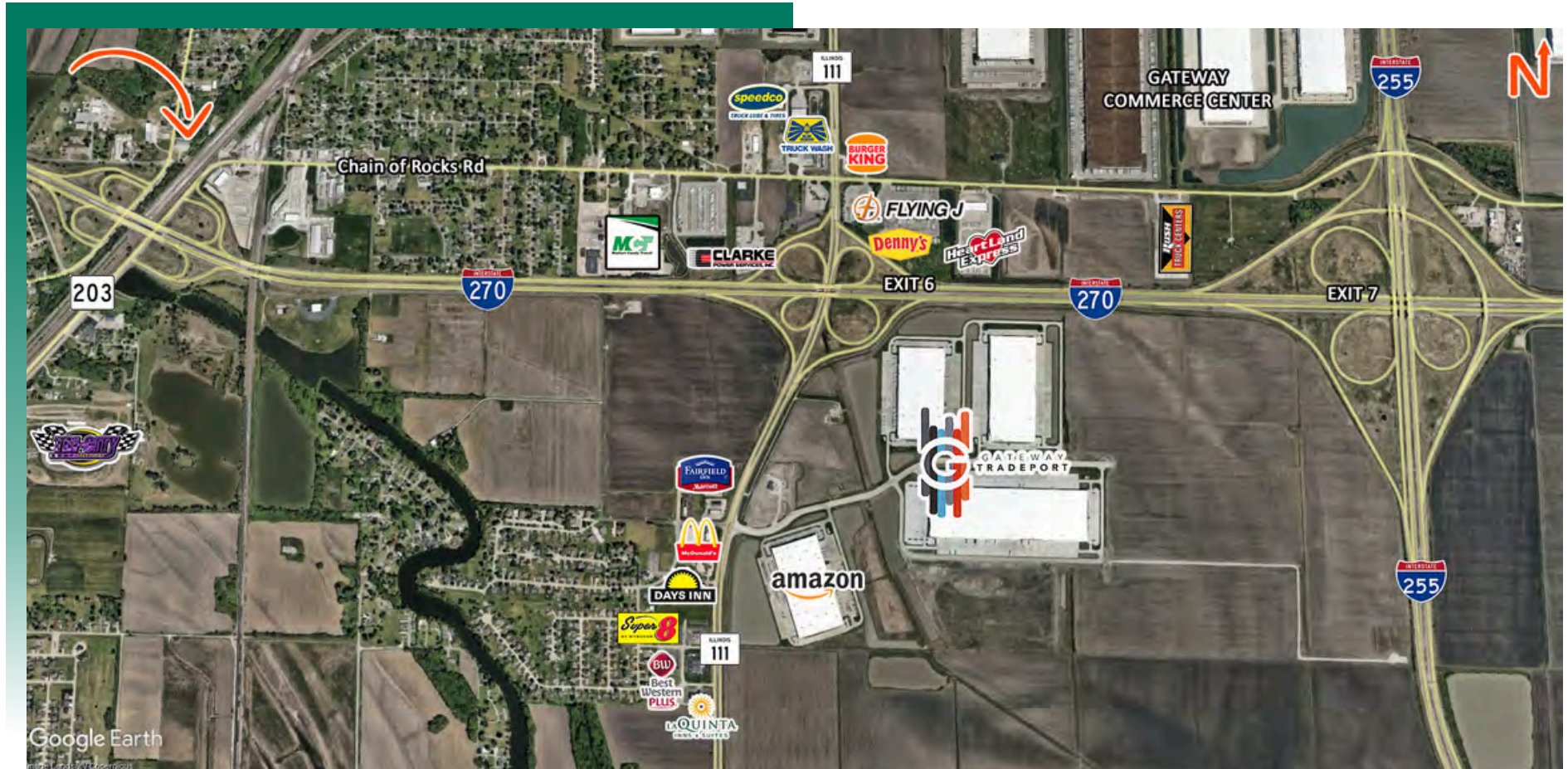
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

5400 Old Alton Rd., Granite City, IL 62040



LOCATION OVERVIEW

Located 500' from I-270 eastbound and westbound on/off ramps. Excellent interstate access.

PROPERTY PHOTOS

5400 Old Alton Rd., Granite City, IL 62040



INDUSTRIAL PROPERTY SUMMARY

5400 OLD ALTON ROAD

LISTING # 3144

FACILITY INFORMATION:

LOCATION DETAILS:

Parcel #: 18-1-14-27-03-303--041
County: IL - Madison
Zoning: B-3

Insulated: No
Ventilation: No
Compressed Air: No

PROPERTY OVERVIEW:

Building SF: 8,000
Warehouse SF: 8,000
Min Divisible SF: 8,000
Lot Size: 1.0 Acres
Frontage: 230
Depth: Varies
Archeological: No
Environmental: No
Survey: No

Restrooms Men: No
Restrooms Womens: No
Showers: No
Floor Drains: No

LOADING & DOORS:

Drive In Doors: 10

STRUCTURAL DATA:

Year Built: 2019
Renovated: 2026
Clear Ht Min: 16'
Clear Ht Max: 16'
Construction Type: Metal
Roof: Metal
Floor Type: Reinforced Concrete

Drive In Door Size: 12 'x 14'

TRANSPORATION:

Interstate Access: I-270

INDUSTRIAL PROPERTY SUMMARY PG 2

5400 OLD ALTON ROAD

UTILITY INFO:

Water Provider:	Mitchell
Water Location:	Site
Sewer Provider:	Mitchell SSA1
Sewer Location:	Site
Gas Provider:	Ameren
Gas Location:	Site
Electric Provider:	Ameren
Electric Location:	Building
Amps:	200

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$6,498.00
Tax Year:	2024



SALE/LEASE INFORMATION:

Sale Price:	\$575,000
Price / SF:	\$71.88

PROPERTY DESCRIPTION:

8,000 SF metal warehouse building with (10) 12'x14' overhead doors. Each bay is 16'x50'. All doors have automatic openers. Demising walls are framed out, no drywall, with service doors between each bay. The Space could be opened up to 8,000 SF. The building has 16' clear span ceilings. The building sits on 1 acre.