

PRICE REDUCED

FOR SALE

5400 Old Alton Rd.,  
Granite City, IL  
62040



## 8,000 SF METAL WAREHOUSE BUILDING

10 BAYS | 1.0 ACRE | IMMEDIATE I-270 ACCESS

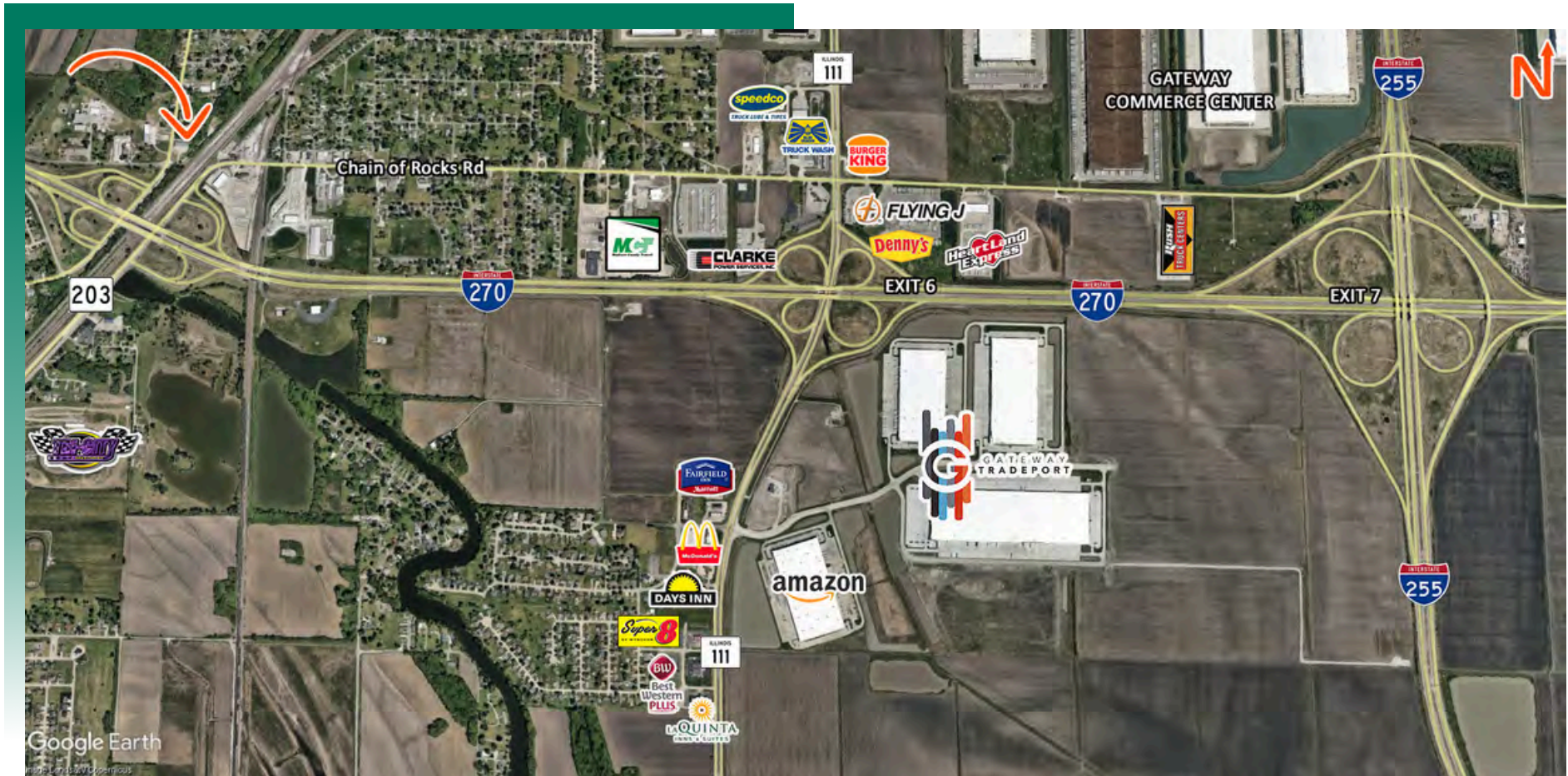
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# AREA MAP

5400 Old Alton Rd., Granite City, IL 62040



## LOCATION OVERVIEW

5400 Old Alton Road is located in one of the Metro East's most accessible industrial corridors, just 500 feet from the I-270 eastbound and westbound ramps. The property offers quick access to the St. Louis metro area, making it a strong fit for contractors, distributors, and service businesses serving customers in both Illinois and Missouri. Nearby users include Amazon, Gateway TradePort, Flying J, Heartland Express, and Gateway Commerce Center, reinforcing the area's established freight and industrial presence.

# PROPERTY PHOTOS

5400 Old Alton Rd., Granite City, IL 62040

12' x 14' OVERHEAD DOOR



INTERIOR



INTERIOR



12' x 14' OVERHEAD DOOR



INTERIOR



INTERIOR



## PROPERTY DETAILS

- 8,000 SF metal warehouse
- Built in 2019
- Renovated in 2026
- Ten flexible 16' x 50' bays
- Ten 12' x 14' overhead doors
- Automatic door openers
- 16' clear-span ceilings
- Reinforced concrete floors
- Demising walls between bays
- Pass-through service doors
- Use as individual bays or one full space
- 1-acre site just 500 feet from I-270

# INDUSTRIAL PROPERTY SUMMARY

5400 OLD ALTON ROAD

**LISTING #** 3144

## LOCATION DETAILS:

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

## 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

## STRUCTURAL DATA:

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

## FACILITY INFORMATION:

**Insulated:** No  
**Ventilation:** No  
**Compressed Air:** No  
**Restrooms Men:** No  
**Restrooms Womens:** No  
**Showers:** No  
**Floor Drains:** No

## LOADING & DOORS:

**# Drive In Doors:** 10  
**Drive In Door Size:** 12 'x 14'

## TRANSPORATION:

**Interstate Access:** I-270



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# 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:

REDUCED Sale Price:	\$550,000
Price / SF:	\$68.75

## PROPERTY DESCRIPTION:

This versatile 8,000 SF metal warehouse offers a rare combination of modern construction, multi-bay flexibility, and immediate interstate access — all at an exceptional value. Built in 2019 and recently renovated in 2026, the building features ten 12'x14' overhead doors with automatic openers, 16' clear-span ceilings, and reinforced concrete floors. Each 16'x50' bay includes framed demising walls with pass-through service doors, giving an investor or owner-user the option to operate individual bays, lease them separately, or open the entire 8,000 SF for single-tenant use. Sitting on a full acre just 500 feet from I-270, this property is priced to move.