

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

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

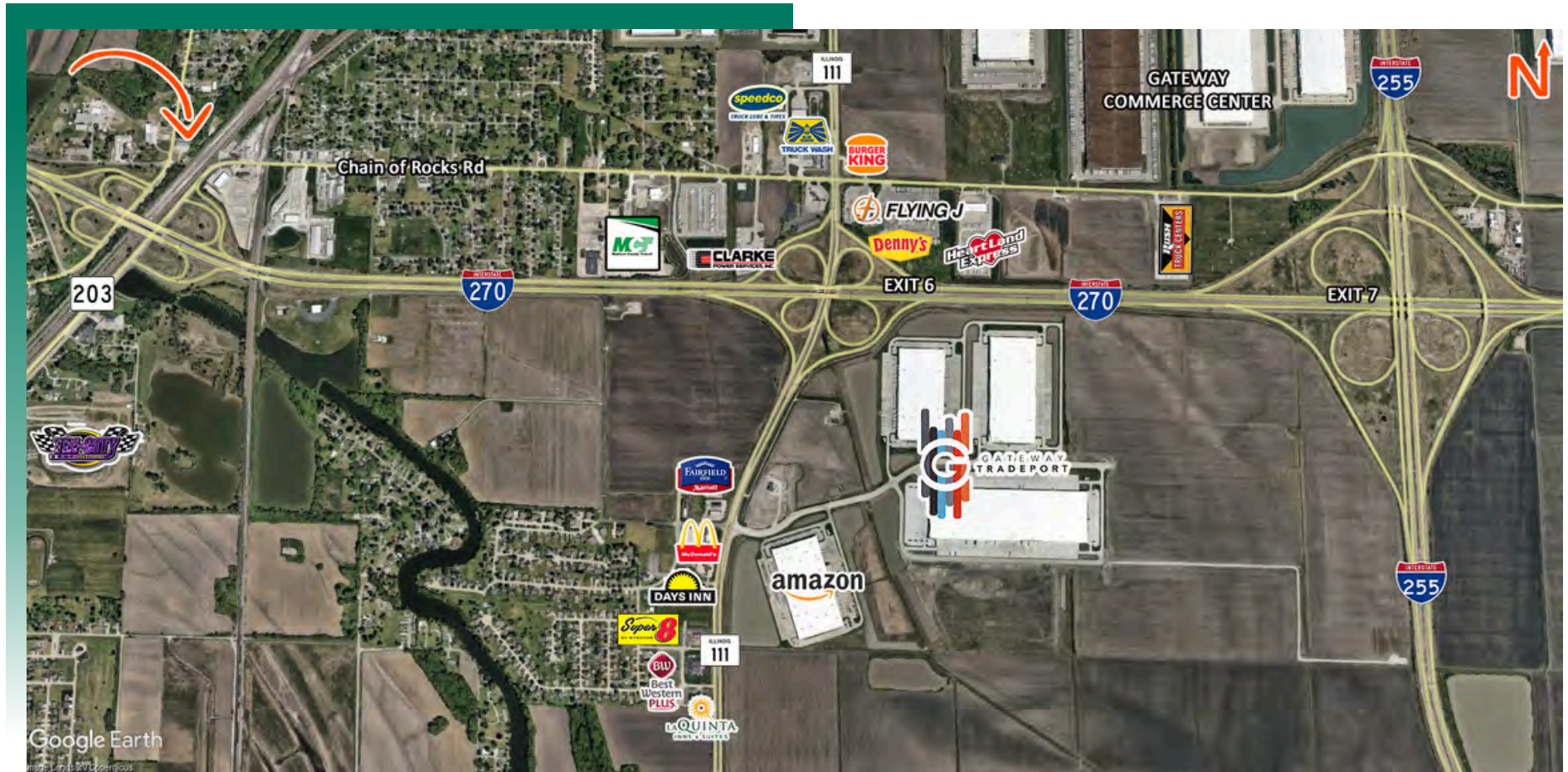
John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
johne@barbermurphy.com



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

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

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:

REDUCED Sale Price:	\$480,000
Price / SF:	\$60.00

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.

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

JOHN EICHENLAUB

Broker Associate
O: (618) 277-4400
C: (618) 570-8344
john@barbermurphy.com