

PRICE REDUCED

FOR SALE

7610 Chase Ln.,
East St. Louis, IL
62207



5,880 SF OFFICE/WAREHOUSE AVAILABLE

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

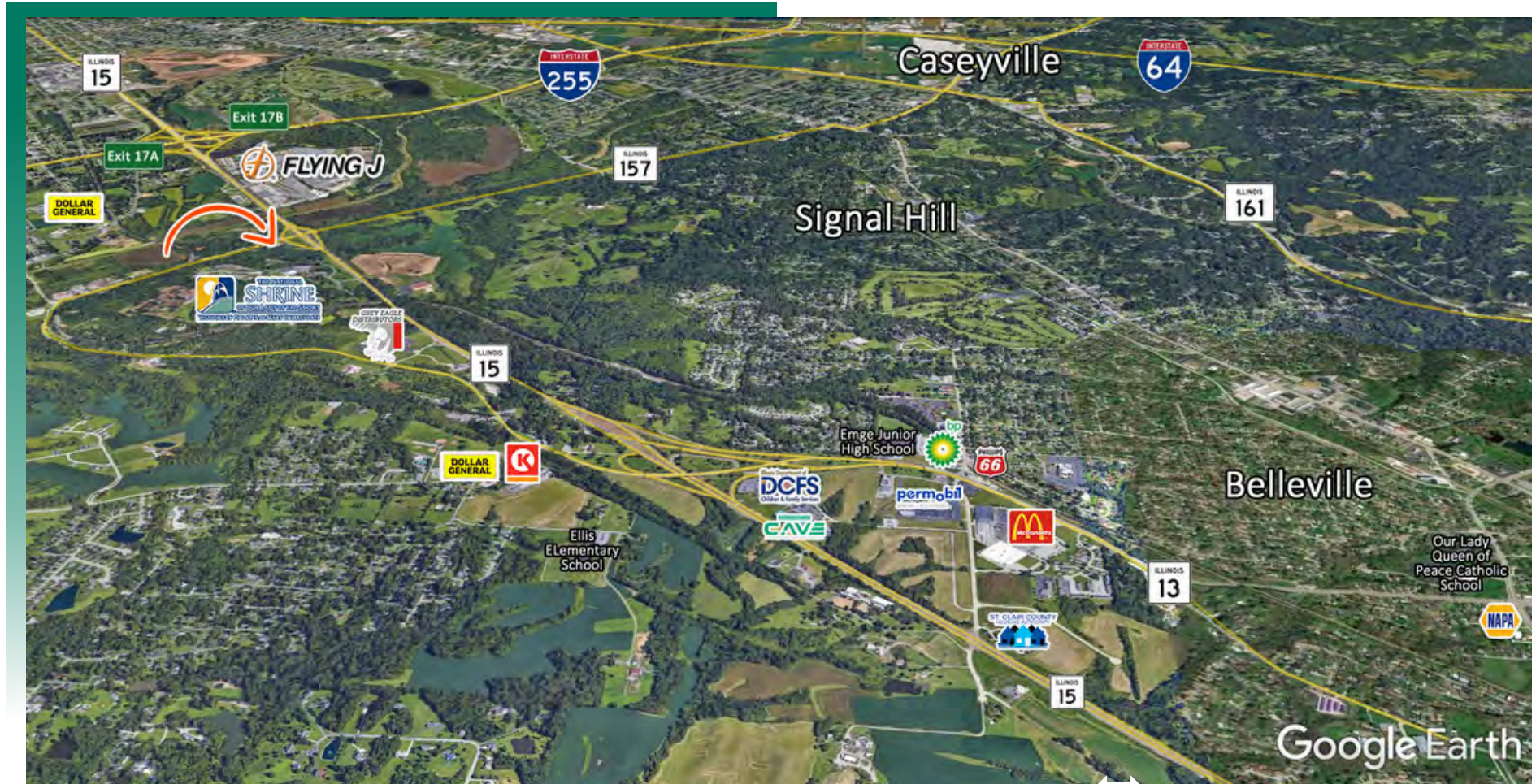
Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com

Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com



AREA MAP

7610 Chase Ln., East St. Louis, IL 62207



LOCATION OVERVIEW

Located directly off IL-127, 0.15 Miles to IL Rte 15, & less than a 1.5 Miles to I-255.

PROPERTY PHOTOS

7610 Chase Ln., East St. Louis, IL 62207

EXTERIOR



WAREHOUSE



WAREHOUSE



WAREHOUSE



INDUSTRIAL PROPERTY SUMMARY

7610 CHASE LN

LISTING # 3163

LOCATION DETAILS:

Parcel #: 07-04.0-201-018
County: IL - St. Clair
Zoning: Improved Commercial

PROPERTY OVERVIEW:

Building SF: 5,880
Office SF: 580
Warehouse SF: 5,300
Min Divisible SF: 5,300
Lot Size: 1.63 Acres
Frontage: 180
Depth: 160
Parking Spaces: 20
Parking Surface Type: Rock
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1968
Clear Ht Min: 18
Clear Ht Max: 22
Bay Spacing: Clear Span
Construction Type: Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Office/Warehouse
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: 3
Drive In Door Size: 14'x15'

TRANSPORATION:

Interstate Access: IL Rte 15 & I-255

INDUSTRIAL PROPERTY SUMMARY PG 2

7610 CHASE LANE

UTILITY INFO:

Water Provider:	Cahokia
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Gas Provider:	Propane
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	240
Voltage High:	110
Amps:	200
Phase:	1



TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$2,892.28
Tax Year:	2024

SALE/LEASE INFORMATION:

Sale Price:	\$325,000
Price / SF:	\$55.27

PROPERTY DESCRIPTION:

5,880 SF Office/Warehouse Available For Sale. The Warehouse is Facilitated by (3) 14'x15' Drive-In Doors, Clear Height of 18'-22' Clear Span. The entire Warehouse is heated. Site is fenced with rock yard for outdoor storage.