



Building 2
13,550 SF

Building 1
13,000 SF

26,550 SF INDUSTRIAL WAREHOUSE WITH OFFICE SPACE & 2.5-ACRE FENCED LAY DOWN YARD

6469 State Route 3, Waterloo, IL 62298

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

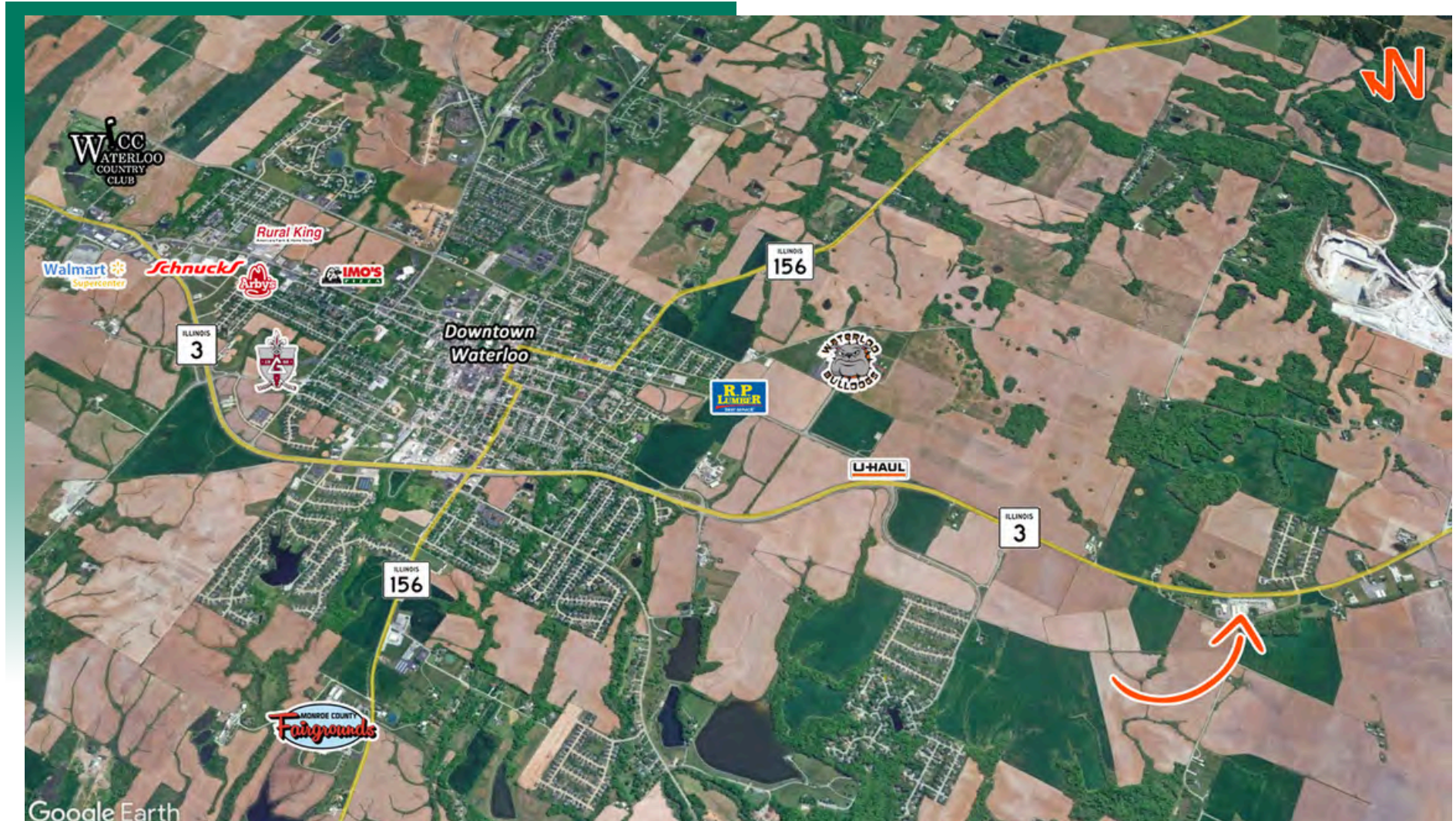
Katie Bush
Broker Associate
Office: (618) 277-4400 (Ext. 27)
Cell: (701) 213-3301
katieb@barbermurphy.com

Joe Hardin
Broker Associate
Office: (618) 277-4400 (Ext. 16)
Cell: (618) 660-8759
joeh@barbermurphy.com



AREA MAP

6469 State Route 3, Waterloo, IL 62298

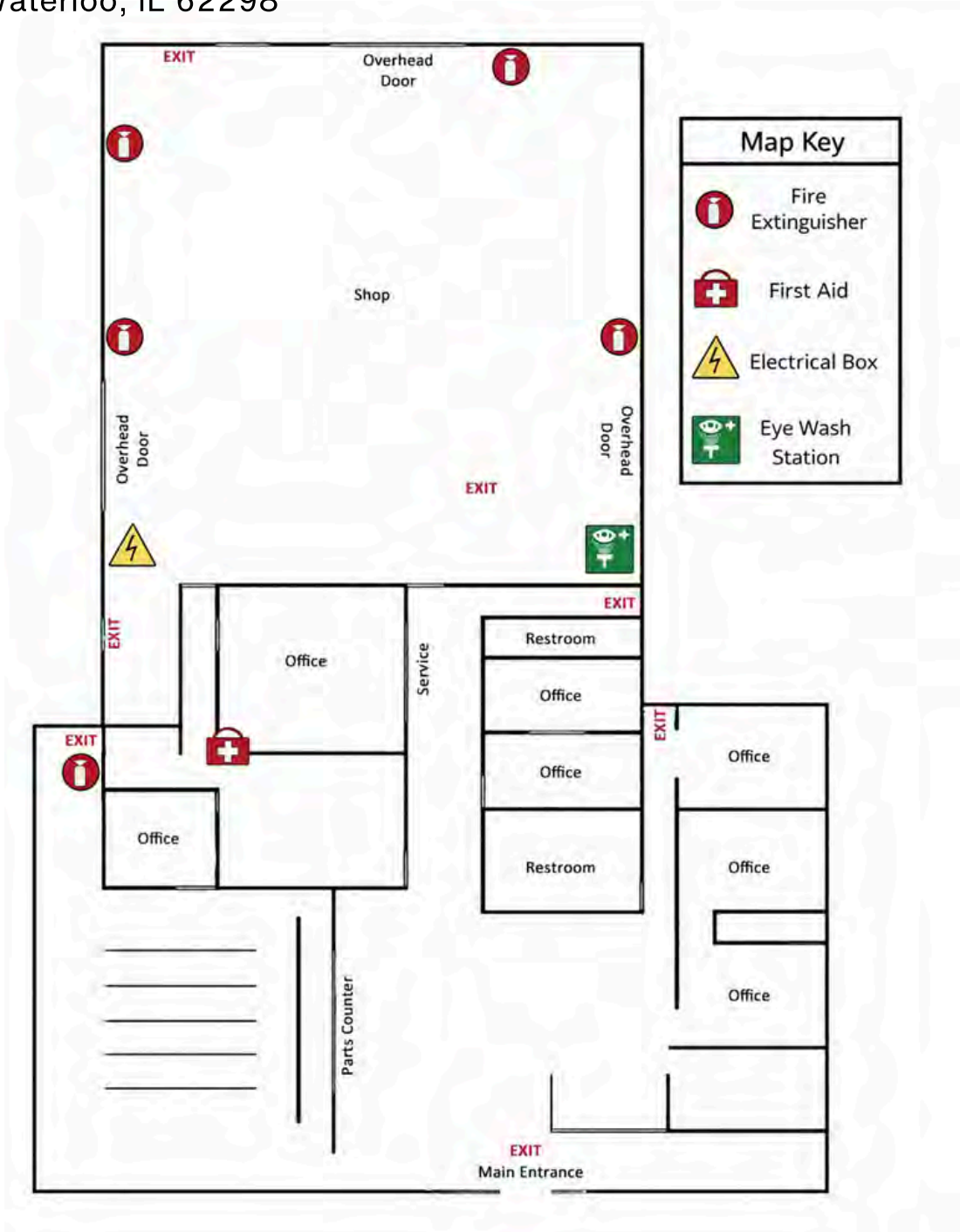


LOCATION OVERVIEW

Located at 6469 State Route 3 in Waterloo, Monroe County, Illinois, this industrial facility provides direct access to major transportation corridors including Interstate 255, Interstate 64, and Highway 3. The property is positioned in the Metro East market with proximity to St. Louis, Columbia, Red Bud and Millstadt. High visibility location on State Route 3 with strong traffic counts serves distribution, logistics, manufacturing, and industrial operations throughout Monroe County and the greater St. Louis metropolitan area.

FLOOR PLAN - BUILDING 1

6469 State Route 3, Waterloo, IL 62298

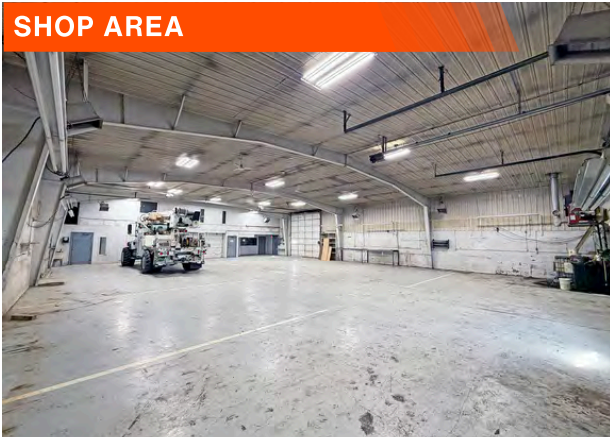


*Not to scale

PROPERTY PHOTOS & INFORMATION - BUILDING 1

6469 State Route 3, Waterloo, IL 62298

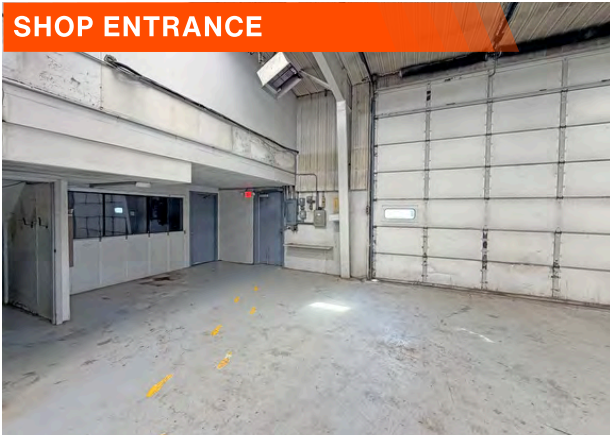
SHOP AREA



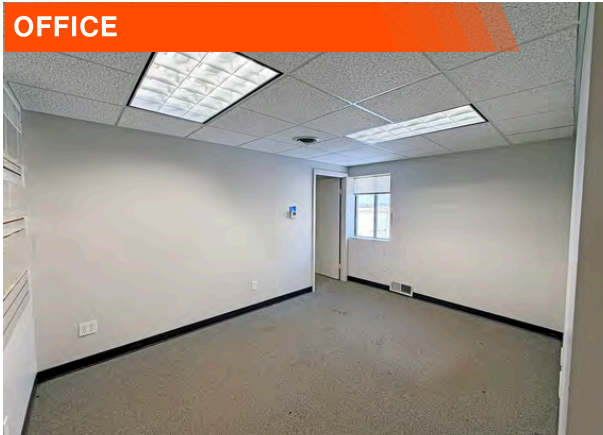
SHOWROOM



SHOP ENTRANCE



OFFICE



MEZZANINE STORAGE



SHOP STORAGE



7,112 SF WAREHOUSE & 5,888 SF OFFICE

1st floor - 4,888 SF of office/retail space with part storage

2nd floor - 1,000 SF office and storage

Warehouse - clear span

(4) drive-in doors: (2) 14' x 16', (1) 14' x 20', and (1) 10' x 8'

LEASE RATE: \$8.00/SF, GROSS

MEZZANINE BREAK ROOM



PROPERTY PHOTOS & INFORMATION - BUILDING 2

6469 State Route 3, Waterloo, IL 62298

SHOP AREA



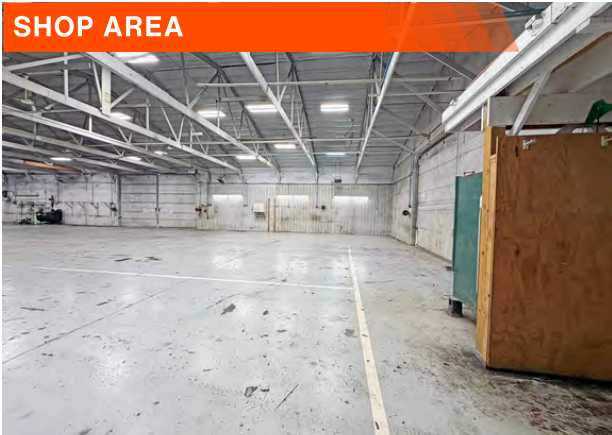
Building 2
13,550 SF



SIDE ENTRANCE



SHOP AREA



MEZZANINE



OFFICE



SHOP AREA



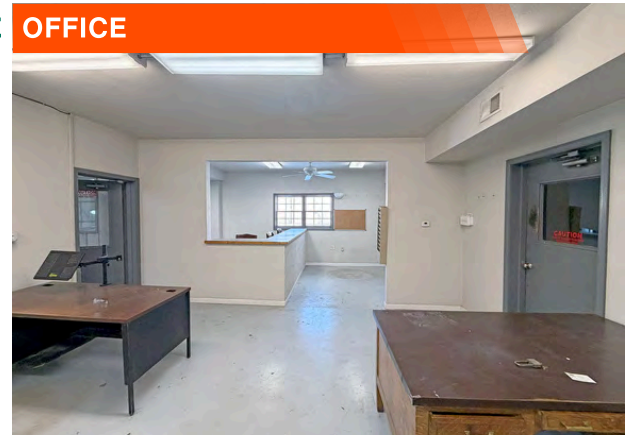
11,050 SF WAREHOUSE & 2,500 SF OFFICE

(6) drive-in doors: (4) 16' x 30' top-hung sliding doors, (1) 14' x 16' door, and (1) 10' x 12' door.

30-foot door width accommodates oversized equipment and wide loads

LEASE RATE: \$8.00/SF, GROSS

OFFICE



INDUSTRIAL PROPERTY SUMMARY

6469 STATE ROUTE 3

LISTING # 3218

LOCATION DETAILS:

Parcel #: 11-07-100-007-00 & 11-06-300-008-000
County: IL - Monroe
Zoning: MI-1

PROPERTY OVERVIEW:

Building SF: 26,550
Vacant SF: 26,550
Office SF: 8,388
Warehouse SF: 18,112
Min Divisible SF: 13,000
Max Contig SF: 26,550
Lot Size: 2.5 Acres
Frontage: +/- 900
Depth: +/- 350
Parking Spaces: 50
Parking Surface Type: Asphalt
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1975
Renovated: 1997
Clear Ht Min: 9
Clear Ht Max: 16
Bay Spacing: Clear Span
Construction Type: Steel, Wood Frame
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"-8"

FACILITY INFORMATION:

Heat: Oil Burner Heat and Propane Heat in Offices
AC: Offices only
Lighting: Fluorescent, LED
Sprinklers: None
Insulated: Yes
Ventilation: No
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Drive In Doors: 10
Drive In Door Size: (3) 14' x 16', (1) 14' x 20', (1) 10' x 8', (4) 16' x 30' and (1) 10' x 12'

TRANSPORATION:

Interstate Access: 15 Miles to I-255 via Route 3
Airport Access: St. Louis Lambert International

INDUSTRIAL PROPERTY SUMMARY PG 2

6469 STATE ROUTE 3

UTILITY INFO:

Water Provider:	Fountain Water
Water Location:	On Site
Sewer Provider:	Septic
Sewer Location:	On Site
Electric Provider:	Monroe County Electric
Electric Location:	On Site
Voltage Low:	120
Voltage High:	240
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$5,993.62
Tax Year:	2024



SALE/LEASE INFORMATION:

Lease Rate:	\$8.00 / SF
Lease Type:	Gross

PROPERTY DESCRIPTION

26,550 SF Industrial Warehouse with Office Space | 2.5-Acre Fenced Lay Down Yard - Will Subdivide

26,550 SF of combined warehouse and office space across two buildings with 2.5-acre fenced lay down yard available for lease. Property includes 8,388 SF of office space and 19,162 SF of warehouse space with multiple drive-in door configurations. Fenced outdoor storage area suitable for equipment parking, material staging, and outdoor operations. Lay down yard can be subdivided between buildings. Steel and wood frame construction with drive-in doors ranging from 10' to 30' wide. Space available for lease as a whole or individually by building. 3 Phase available.



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

KATIE BUSH

Broker Associate
O: (618) 277-4400
C: (701) 213-3301
katieb@barbermurphy.com

JOE HARDIN

Broker Associate
O: (618) 277-4400
C: (618) 660-8759
joeh@barbermurphy.com