



# FOR LEASE

4300-4320 (A&B)  
Horseshoe Lake Rd.  
Granite City, IL 62040

4320 (A&B)

4300

Horseshoe Lake Rd

1,800 - 3,500 SF OFFICE/WAREHOUSE SPACE

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
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# AREA MAP

4308 Horseshoe Lake Rd., Granite City, IL 62040



## LOCATION OVERVIEW

Granite City is located within a few miles of three interstate highways, with I-270 passing through the northern edge of the city and I-255, I-70, I-55, and I-64 all passing just to the south and east. Illinois Route 3 provides additional direct connections to St. Louis, Edwardsville, and the broader Metro East corridor. Downtown St. Louis is approximately 10 miles away, offering tenants and their customers easy access to the region's largest employment and consumer base.

# PROPERTY IMAGES

4300 Horseshoe Lake Rd., Granite City, IL

EXTERIOR IMAGE



CONFERENCE ROOM



KITCHENETTE



## 1,800 SF OFFICE SPACE

- (1) 12x12 overhead door
- 4 offices
- Kitchenette
- Conference room
- Storage room

**LEASE RATE: \$1,800/MONTH, GROSS**

# PROPERTY PHOTOS

4320 (A&B) Horseshoe Lake Rd., Granite City, IL

EXTERIOR IMAGE



WAREHOUSE



LOFT



## 3,500 SF WAREHOUSE

- ( 2 ) 12x12 overhead doors
- Fenced yard
- Loft area
- Outdoor storage available

**LEASE RATE: \$2,200/MONTH, GROSS**

# INDUSTRIAL PROPERTY SUMMARY

4300 & 4320 (A&B) HORSESHOE LAKE RD., GRANITE, CITY

**LISTING #** 1694

## LOCATION DETAILS:

**Parcel #:** 17-1-20-24-00-000-008  
**County:** IL - Madison  
**Zoning:** B-2 - Granite City

## PROPERTY OVERVIEW:

**Building SF:** 3,500  
**Vacant SF:** 3,500  
**Office SF:** 300  
**Warehouse SF:** 3,200  
**Min Divisible SF:** 1,800  
**Max Contig SF:** 3,500  
**Lot Size:** 0 SF  
**Parking Spaces:** 30  
**Parking Surface Type:** Concrete  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## STRUCTURAL DATA:

**Year Built:** -  
**Renovated:** -  
**Clear Ht Min:** 8  
**Clear Ht Max:** 20  
**Bay Spacing:** -  
**Roof:** Metal  
**Floor Type:** -  
**Floor Thickness:** -

## FACILITY INFORMATION:

**Heat:** -  
**AC:** -  
**Lighting:** -  
**Sprinklers:** No  
**Insulated:** No  
**Ventilation:** No  
**Compressed Air:** No  
**Restrooms Men:** Yes  
**Restrooms Womens:** Yes  
**Showers:** Yes  
**Floor Drains:** No

## LOADING & DOORS:

**# Drive In Doors:** 3  
**Drive In Door Size:** 12'x12'

## TRANSPORATION:

**Interstate Access:** I-255



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## INDUSTRIAL PROPERTY SUMMARY PG 2

4300 & 4320 (A&B) HORSESHOE LAKE RD., GRANITE, CITY

### UTILITY INFO:

Water Provider:	IL American
Water Location:	On Site
Sewer Provider:	Pontoon
Sewer Location:	On Site
Gas Provider:	SW Electric
Gas Location:	On Site
Electric Provider:	SW Electric
Electric Location:	On Site
Voltage Low:	110
Voltage High:	-
Amps:	-
Phase:	Single

### TAX INCENTIVE ZONES:

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

### FINANCIAL INFORMATION:

Taxes:	-
Tax Year:	-



### SALE/LEASE INFORMATION:

Lease Rate:	\$7.54-\$12.00
Lease Type:	Gross

### PROPERTY DESCRIPTION:

Two office/warehouse spaces available: 4300 Horseshoe Lake Rd. - 1,800 SF office space and 4320 (A&B) Horseshoe Lake Rd. - 3,500 SF warehouse space