

FOR LEASE

900-914 Tonsor Rd.,
Alton, IL 62002



15,000 SF INDUSTRIAL CONTRACTOR SPACE WITH OUTDOOR STORAGE

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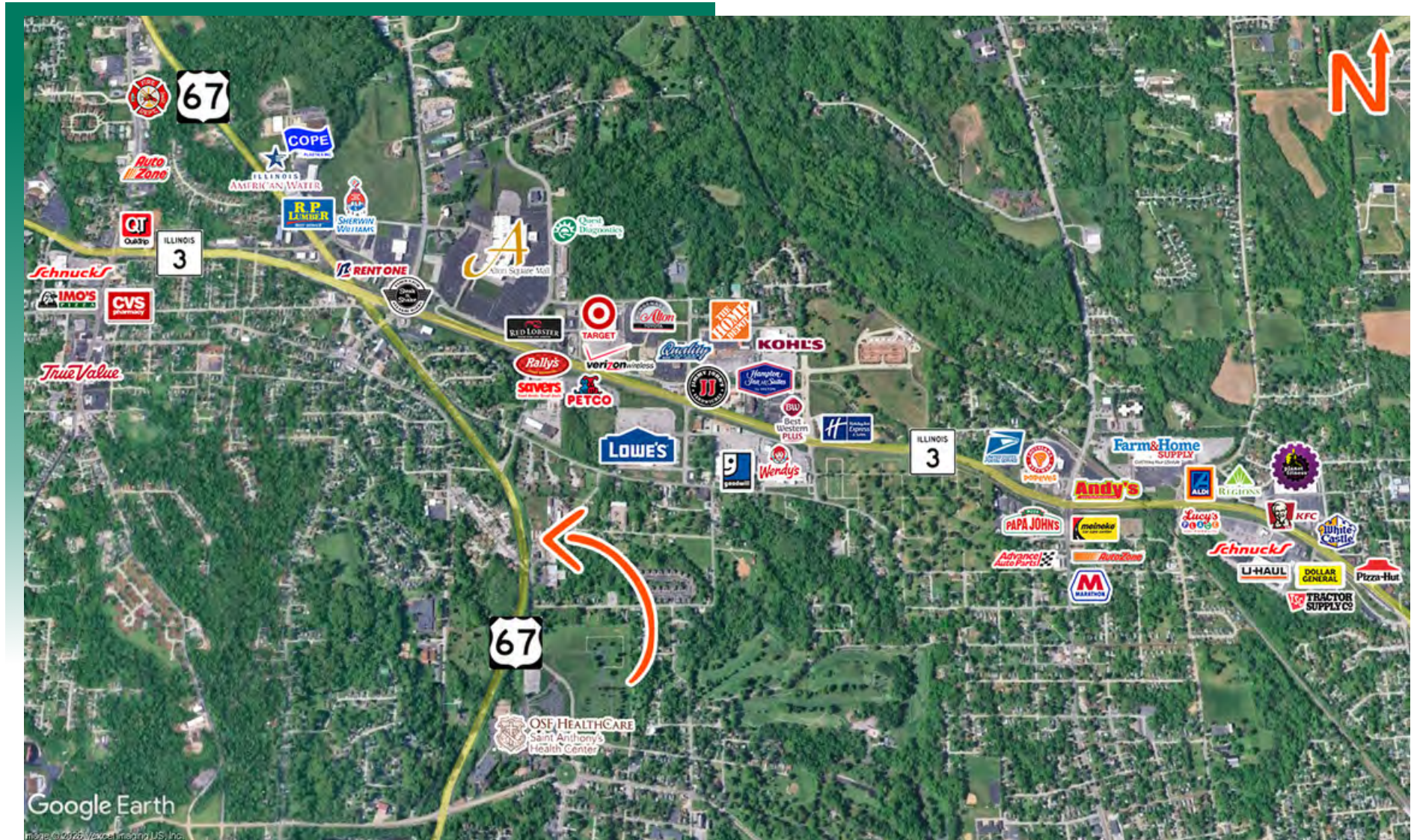
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

900-914 Tonsor Rd., Alton, IL 62002



LOCATION OVERVIEW

The property is positioned just off Illinois Routes 3 and 67, providing convenient connections to both Interstate 255 and Interstate 270, allowing efficient access to major regional transportation networks.

PROPERTY INFORMATION

900-914 Tonsor Rd., Alton, IL 62002

OVERVIEW

- 15,000 SF contractor/flex industrial property across two buildings
- Fenced and rocked site designed for operational efficiency
- Ideal for contractors, service companies, fleet operations, and industrial users

BUILDING 1 - 6,000 SF

- 2,000 SF finished office space with restroom
- 4,000 SF warehouse/shop area
- (1) 12' x 10' drive-in door
- 16' clear-span ceiling height

BUILDING 2 - 9,000 SF

- Non-heated warehouse/storage building
- (9) 12' x 10' drive-in doors
- 16' clear-span ceiling height



OUTDOOR STORAGE & YARD

- Abundant outdoor storage for equipment, vehicles, trailers, and materials
- Fully fenced and rocked yard for secure, functional operations
- Excellent truck access and maneuverability for heavy equipment and fleet vehicles



ZONING ADVANTAGES

- Industrial zoning already in place
- Outdoor storage permitted, eliminating many zoning hurdles common to comparable properties
- Well-positioned for users requiring both warehouse space and secure yard storage

INDUSTRIAL PROPERTY SUMMARY

900-914 TONSOR RD

LISTING

3277

FACILITY INFORMATION:

LOCATION DETAILS:

Parcel #: 23-2-07-01-13-302-020,23-2-07-13-302-021,23-2-07-01-301-001
County: IL - Madison
Zoning: M-1 Light Industrial

Heat: Office/Partial Warehouse

AC: Office

Lighting: Fluorescent

PROPERTY OVERVIEW:

Building SF: 15,000
Vacant SF: 15,000
Usable Sqft: 15,000
Office SF: 2,000
Warehouse SF: 13,000
Min Divisible SF: 15,000
Max Contig SF: 15,000
Lot Size: 3.26 Acres
Frontage: 220
Depth: 360
Parking Spaces: 25
Archeological: No
Environmental: No
Survey: No

Sprinklers: None

Insulated: No

Ventilation: No

Compressed Air: Yes

Restrooms Men: Yes

Restrooms Womens: Yes

Showers: No

Floor Drains: Yes

STRUCTURAL DATA:

Year Built: 1997
Renovated: 2024
Clear Ht Min: 16
Clear Ht Max: 16
Bay Spacing: Clear Span
Construction Type: Wood Frame
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

LOADING & DOORS:

Drive In Doors: 10

Drive In Door Size: 12'x10

TRANSPORATION:

Interstate Access: 5 Miles to I-255

INDUSTRIAL PROPERTY SUMMARY PG 2

900-914 TONSOR RD

UTILITY INFO:

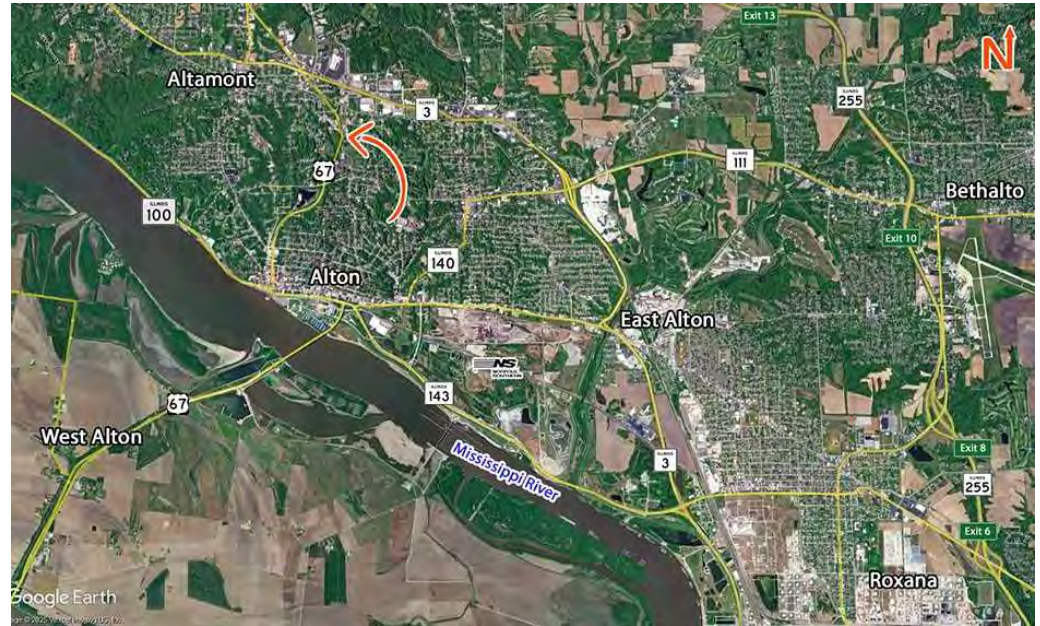
Water Provider:	City of Alton
Water Location:	On Site
Sewer Provider:	City of Alton
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	220
Voltage High:	440
Amps:	400
Phase:	1

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$13,096.00
Tax Year:	2025



LEASE INFORMATION:

Lease Rate:	\$6.00/SF
Lease Type:	NNN

PROPERTY DESCRIPTION:

Contractor/flex industrial building totaling 15,000 SF across two buildings situated on a fenced and rocked site designed for operational efficiency. Building 1 – 6,000 SF with 2,000 SF finished office area with restroom & 4,000 SF warehouse/shop space with (1) 12' x 10' drive-in door & 16' clear-span clear height. Building 2 – 9,000 SF Non-heated warehouse/storage building with (9) 12' x 10' drive-in doors, 16' clear span, clear height. A key feature of the property is its abundant outdoor storage capacity, providing ample room for equipment, vehicles, trailers, materials, and fleet operations. The site is fenced and rocked, offering secure and functional yard space with excellent accessibility for trucks and heavy equipment. Importantly, the property benefits from appropriate industrial zoning already in place, allowing users to capitalize on the outdoor storage component without the zoning challenges often associated with similar properties.