

FOR SALE & LEASE: 6,840 SF OFFICE/WAREHOUSE

2626 Camp Jackson Rd., Cahokia Heights, IL 62206



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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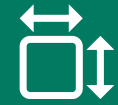
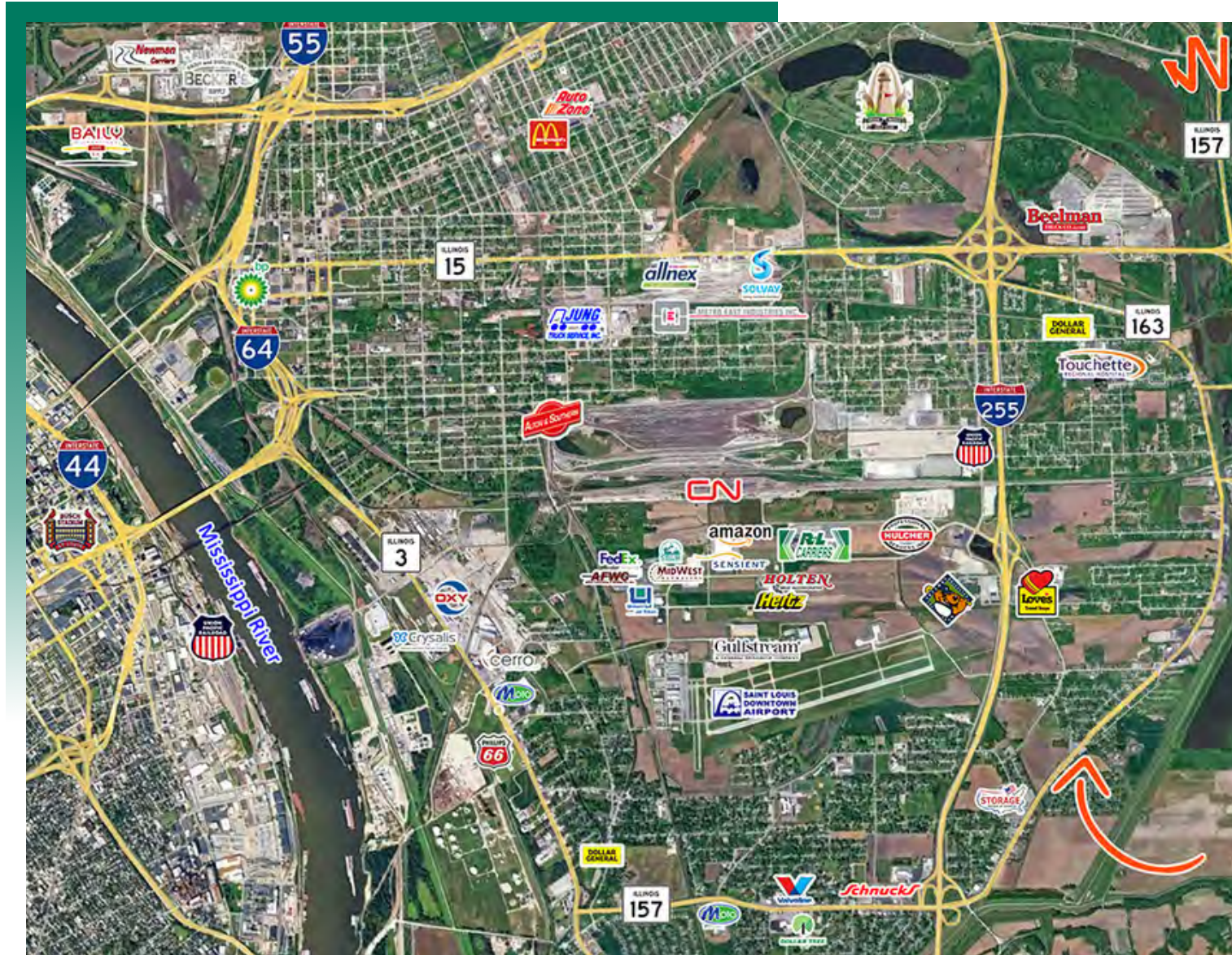
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AREA MAP

2626 Camp Jackson Rd., Cahokia Heights, IL 62206



Frontage: 443'
Depth: 175'



St. Louis
Downtown
Airport

EXIT

Exit 13



I-255

LOCATION OVERVIEW

Located on Camp Jackson Rd. (IL Route 157) minutes from I-255 (Exit 13). Minutes from the Jefferson Barracks Bridge leading to Missouri.

PROPERTY INFORMATION

2626 Camp Jackson Rd., Cahokia Heights, IL 62206



OFFICE

- 1,920 SF Climate-Controlled Office
- (3) Private Offices
- Kitchen & Restrooms
- Move-In Ready Office Space

WAREHOUSE

- 4,920 SF Clear-Span Warehouse
- (2) Shop Bays
- (2) 14' x 13' Drive-In Doors
- Compressed Air Lines
- 3-Phase Electric

PROPERTY FEATURES

- 1.2-Acre Fenced Industrial Site
- Industrial Zoning
- Adjoining 0.5-Acre Parcel Included
- Ideal for Manufacturing, Service, or Contractor Operations

INDUSTRIAL PROPERTY SUMMARY

2626 CAMP JACKSON RD

LISTING # 2840

FACILITY INFORMATION:

LOCATION DETAILS:

Parcel #: 07070302007 & 022 & 006
County: IL - St. Clair
Zoning: M-2 Industrial - City of Cahokia

Lighting: Fluorescent
Sprinklers: No
Insulated: Yes
Ventilation: Yes

PROPERTY OVERVIEW:

Building SF: 6,840
Vacant SF: 6,840
Usable Sqft: 6,840
Office SF: 1,920
Warehouse SF: 4,920
Min Divisible SF: 6,840
Max Contig SF: 6,840
Lot Size: 1.78 Acres
Frontage: 443
Depth: 175
Parking Spaces: 30
Parking Surface Type: Rocked
Archeological: No
Environmental: No
Survey: No

Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

STRUCTURAL DATA:

Renovated: 1992
Clear Ht Min: 18
Clear Ht Max: 18
Bay Spacing: Clear Span
Construction Type: Metal, Metal
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness CRM 2: 6

LOADING & DOORS:

Drive In Doors: 2
Drive In Door Size: 13'x14'

TRANSPORATION:

Interstate Access: I-255 (1.2 miles)

INDUSTRIAL PROPERTY SUMMARY PG 2

2626 CAMP JACKSON RD

UTILITY INFO:

Water Provider:	City of Cahokia
Water Location:	On Site
Sewer Provider:	City of Cahokia
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	240
Amps:	400
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$7,413.00
Tax Year:	2022



SALE/LEASE INFORMATION:

Sale Price:	\$675,000
Price / SF:	\$98.68
Lease Rate:	\$7,500.00/month
Lease Type:	Gross Plus Utilities

PROPERTY DESCRIPTION:

6,840 SF office/warehouse. 1,920 SF of office space with kitchen/bathrooms, (3) offices, and is climate-controlled. 4,920 SF clear span warehouse with (2) shop bays equipped with (2) 14'x13' drive-in doors, compressed air lines, and 3-phase electric. 1.2-acre fenced lot, zoned industrial. The site has an adjoining 0.5-acre parcel.