

# FOR SALE

3805 Mississippi Ave.,  
Sauget, IL 62206



**3,000 SF METAL WAREHOUSE ON 0.99 ACRES**

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

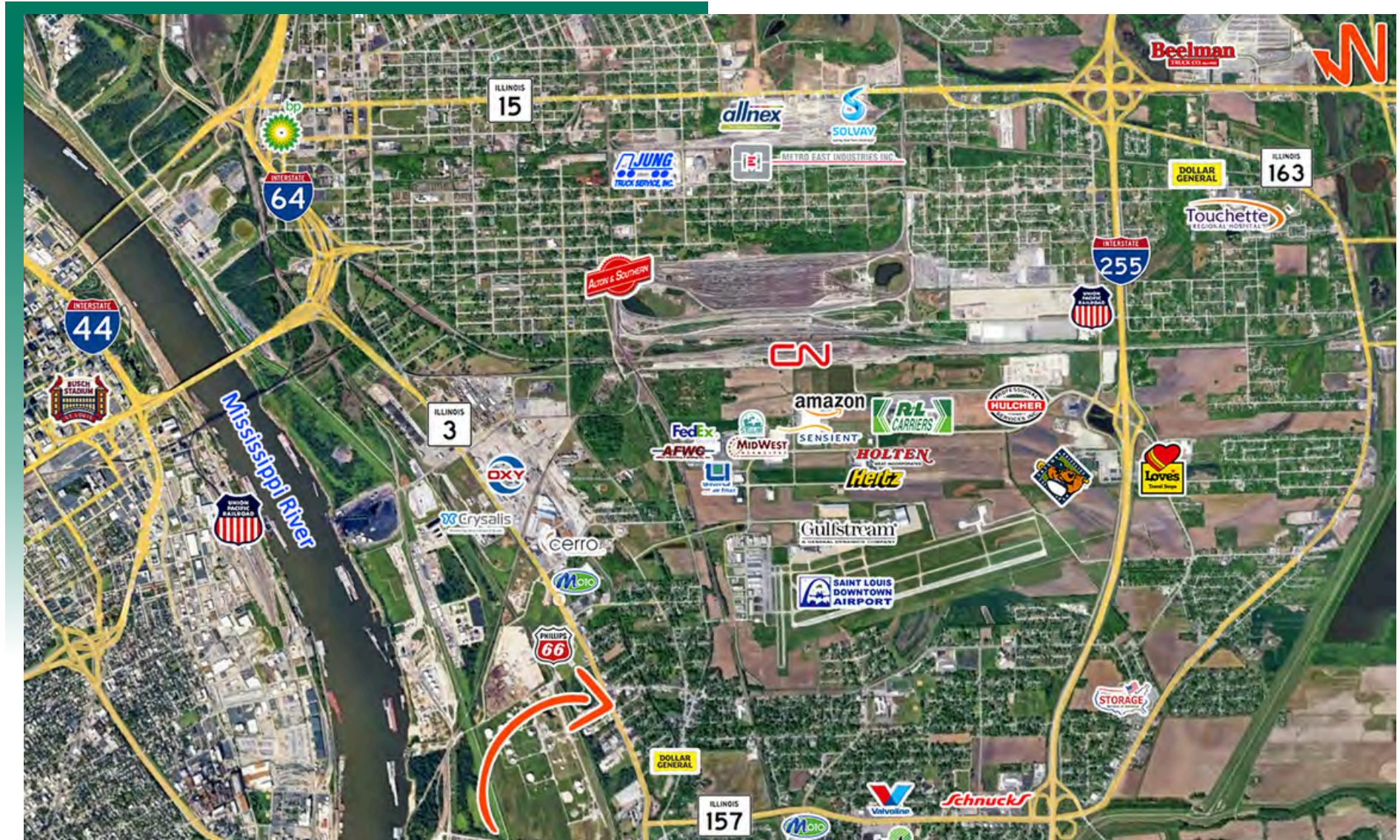
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

# AREA MAP

3805 Mississippi Ave., Sauget, IL 62206



## LOCATION OVERVIEW

3805 Mississippi Ave offers excellent regional access within the Metro East industrial corridor, located less than 2 minutes from I-64/40 and just minutes from I-255. The property provides convenient connectivity to O'Fallon, Fairview Heights, and the greater St. Louis metro, with Downtown St. Louis just minutes away. Surrounded by industrial, transportation, and commercial uses, the location is ideal for warehouse, contractor, distribution, and fleet-based operations seeking efficient interstate access and lower Illinois-side operating costs.

# PROPERTY PHOTOS & INFORMATION

3805 Mississippi Ave., Sauget, IL 62206



WAREHOUSE



WAREHOUSE



OFFICE

## Building Features

- 3,000 SF Metal Warehouse
- Situated on 0.99 Acres
- Heated & Insulated Building
- (3) 10' x 10' Overhead Doors
- Air Lines & Oil Separator in Place
- Small Office Area

## Site Features

- Ample Parking & Outdoor Storage
- Potential for Future Expansion
- (2) Vehicle Lifts Will Remain
- Equipment Available for Separate Purchase

## Potential Uses

- Auto Repair & Fleet Maintenance
- Warehouse & Contractor Shop
- Light Manufacturing & Storage
- Automotive Repair Facility
- Other Use Options

## INDUSTRIAL PROPERTY SUMMARY

3805 MISSISSIPPI AVE., SAUGET, IL 62206

**LISTING #** 3336

### FACILITY INFORMATION:

### LOCATION DETAILS:

Parcel #: 01-35.0-301-033  
County: IL - St. Clair  
Zoning: Res/Industrial

Heat: Yes

AC: No

Insulated: Yes

### PROPERTY OVERVIEW:

Building SF: 3,000  
Vacant SF: 3,000  
Usable Sqft: 3,000  
Office SF: 200  
Warehouse SF: 3,000  
Min Divisible SF: 3,000  
Max Contig SF: 3,000  
Max Contig SF: 3,000  
Lot Size: 0.99 Acres  
Frontage: 232  
Depth: 135  
Parking Spaces: 50

Ventilation: No

Compressed Air: Yes

Restrooms Men: Yes

Restrooms Womens: No

Showers: No

Floor Drains: Yes

### STRUCTURAL DATA:

Year Built: 1988  
Clear Ht Min: 10  
Clear Ht Max: 14  
Construction Type: Steel  
Roof: Metal  
Floor Type: Concrete  
Floor Thickness: 4"

### LOADING & DOORS:

# Drive In Doors: 3

Drive In Door Size: 10'x10'

### TRANSPORTATION:

Interstate Access: I-64 and I-255



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## INDUSTRIAL PROPERTY SUMMARY PG 2

3805 MISSISSIPPI AVE., SAUGET, IL 62206

### UTILITY INFO:

|                    |             |
|--------------------|-------------|
| Water Provider:    | IL American |
| Sewer Provider:    | Cahokia     |
| Gas Provider:      | Ameren      |
| Electric Provider: | Ameren      |

### TAX INCENTIVE ZONES:

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

### FINANCIAL INFORMATION:

|           |            |
|-----------|------------|
| Taxes:    | \$5,445.00 |
| Tax Year: | 2025       |



### SALE INFORMATION:

|             |           |
|-------------|-----------|
| Sale Price: | \$150,000 |
| Price / SF: | \$50.00   |

### PROPERTY DESCRIPTION:

3,000 SF metal warehouse situated on a 0.99-acre site, offering a functional layout for a wide range of industrial, service, or storage uses. The building is heated, insulated, and designed for efficient operations with (3) 10' x 10' overhead doors, air lines, and an oil separator already in place. Currently utilized as an auto repair facility, the property can easily transition to a general warehouse, contractor shop, fleet maintenance, or light manufacturing. Two vehicle lifts may remain with the building, providing optional utility for users who need them. The interior includes a small office area suitable for administrative tasks or customer interaction. The large lot provides ample room for parking, outdoor storage, or future expansion. Equipment is not included in the sale but may be purchased separately.



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