

FOR LEASE

4300 Church Rd.,
East St. Louis, IL
62207



10,000-200,000 SF CROSS-DOCK FACILITY | 25'-33' CLEAR | 60 DOCK DOORS WITH LEVELERS

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

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com

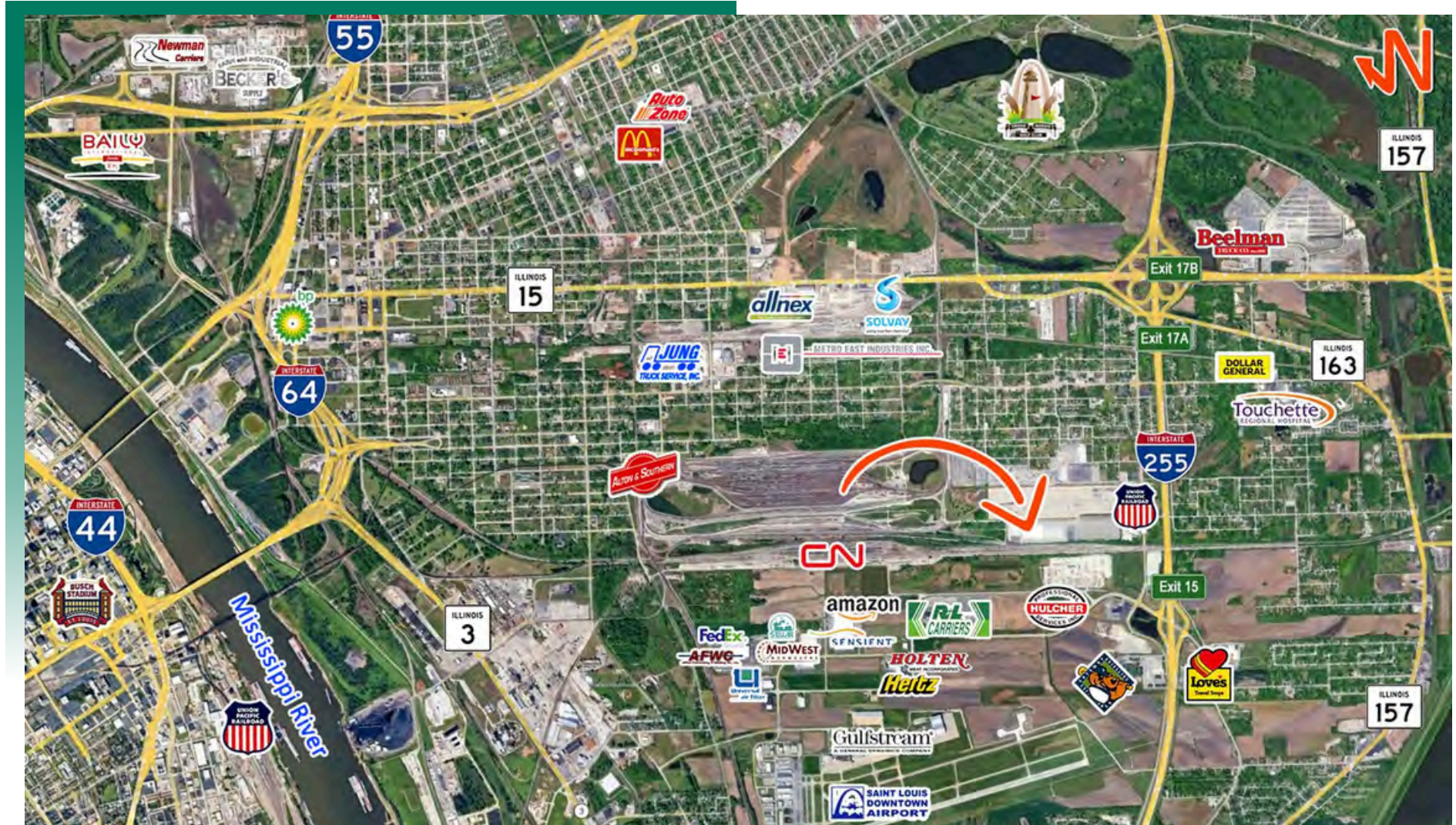
Cole Hensel
Broker Associate
Office: (618) 277-4400 (Ext. 28)
Cell: (618) 606-2646
coleh@barbermurphy.com



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

4300 Church Rd., East St. Louis, IL 62207



LOCATION OVERVIEW

Strategically located in the Metro East with exceptional multimodal access for warehousing, distribution, and logistics operations. The property provides convenient access to Route 15, I-255, and I-64, supporting efficient truck movement throughout the St. Louis region and Midwest. The site is adjacent to both rail via Union Pacific & Kansas City Southern & to St. Louis Downtown Airport, providing users with valuable highway, rail, and air transportation options making it a highly functional platform for large-scale distribution and supply chain operations.

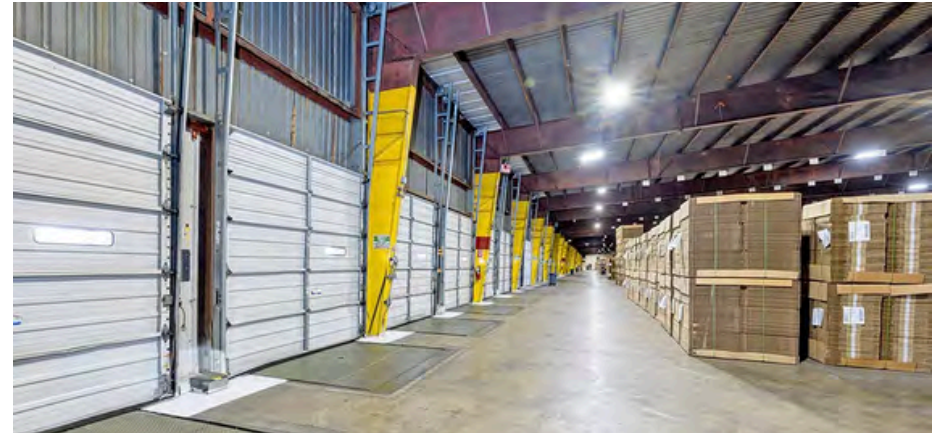
PROPERTY PHOTOS - EXTERIOR

4300 Church Rd., East St. Louis, IL 62207



PROPERTY PHOTOS - WAREHOUSE

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PROPERTY PHOTOS & INFORMATION

4300 Church Rd., East St. Louis, IL 62207

DOCK DOORS WITH LEVELERS



OFFICE AREA



FACILITY

- **Available Space:** 10,000–200,000 SF
- **Configuration:** Cross-dock warehouse
- **Clear Height:** 25'–33'
- **Storage:** Up to 33' clear at center

LOADING & TRANSPORTATION

- **Dock Doors:** 60 dock-high doors with levelers
- **Rail Access:** Rail infrastructure on-site
- **Distribution:** Built for high-volume freight movement

SITE FEATURES

- **Parking:** Ample on-site parking
- **Outdoor Space:** Additional acreage available
- **Flexibility:** Ideal for outdoor storage, staging, and operations

INDUSTRIAL PROPERTY SUMMARY

4300 CHURCH RD., EAST ST. LOUIS, IL 62207

LISTING # 3324

LOCATION DETAILS:

Parcel #: 2310402050
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Building SF: 324,660
Vacant SF: 200,000
Usable Sqft: 200,000
Office SF: 5,000
Warehouse SF: 319,660
Min Divisible SF: 10,000
Max Contig SF: 200,000
Lot Size: 24.0 Acres
Frontage: 525
Depth: 1,542
Parking Spaces: 200
Parking Surface Type: Asphalt
Archeological: No
Environmental: Yes
Survey: Yes

STRUCTURAL DATA:

Year Built: 1968
Renovated: 2025
Clear Ht Min: 25
Clear Ht Max: 33
Bay Spacing: 25'x50'
Construction Type: Steel Frame,Metal
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6'

FACILITY INFORMATION:

Heat: Warehouse
AC: Office
Lighting: LED
Sprinklers: Wet Pipe System
Insulated: No
Ventilation: Yes
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: No

LOADING & DOORS:

Dock Doors: 10'x8'
of Dock Doors: 60
Dock Levelers: Yes
Drive In Door Size: LL has ability to add

TRANSPORATION:

Interstate Access: I-255
Airport Access: 3 Miles to St. Louis Downtown Airport
Rail Access: Adjacent
Rail Line: Union Pacific & Kansas City Southern
Rail Status: Adjacent



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COLE HENSEL

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INDUSTRIAL PROPERTY SUMMARY PG 2

4300 CHURCH RD., EAST ST. LOUIS, IL 62207

UTILITY INFO:

Water Provider:	City
Water Location:	On Site
Sewer Provider:	City
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:	480
Amps:	2000
Phase:	3

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Taxes:	\$76,455.82
Tax Year:	2025



SALE/LEASE INFORMATION:

Lease Rate:	\$4.00/SF
Lease Type:	Gross Plus Utilities

PROPERTY DESCRIPTION:

10,000-200,000 SF cross-dock facility with 25'-33' clear, 60 dock-high doors with levelers. The pitched-roof warehouse provides approximately 33' of clearance at the center and 25' along the sides, creating efficient vertical storage opportunities throughout the facility. Ample parking and additional acreage provide further flexibility for outdoor storage, staging, and other operational requirements.

The combination of large-scale warehouse capacity, extensive loading, rail infrastructure, and available outdoor space enables efficient handling and movement of significant volumes of inventory and freight.