



# FOR LEASE

300 Washington St.,  
South Roxana, IL 62087

## 3.5-ACRE FENCED & GATED INDUSTRIAL SITE WITH (2) WAREHOUSES

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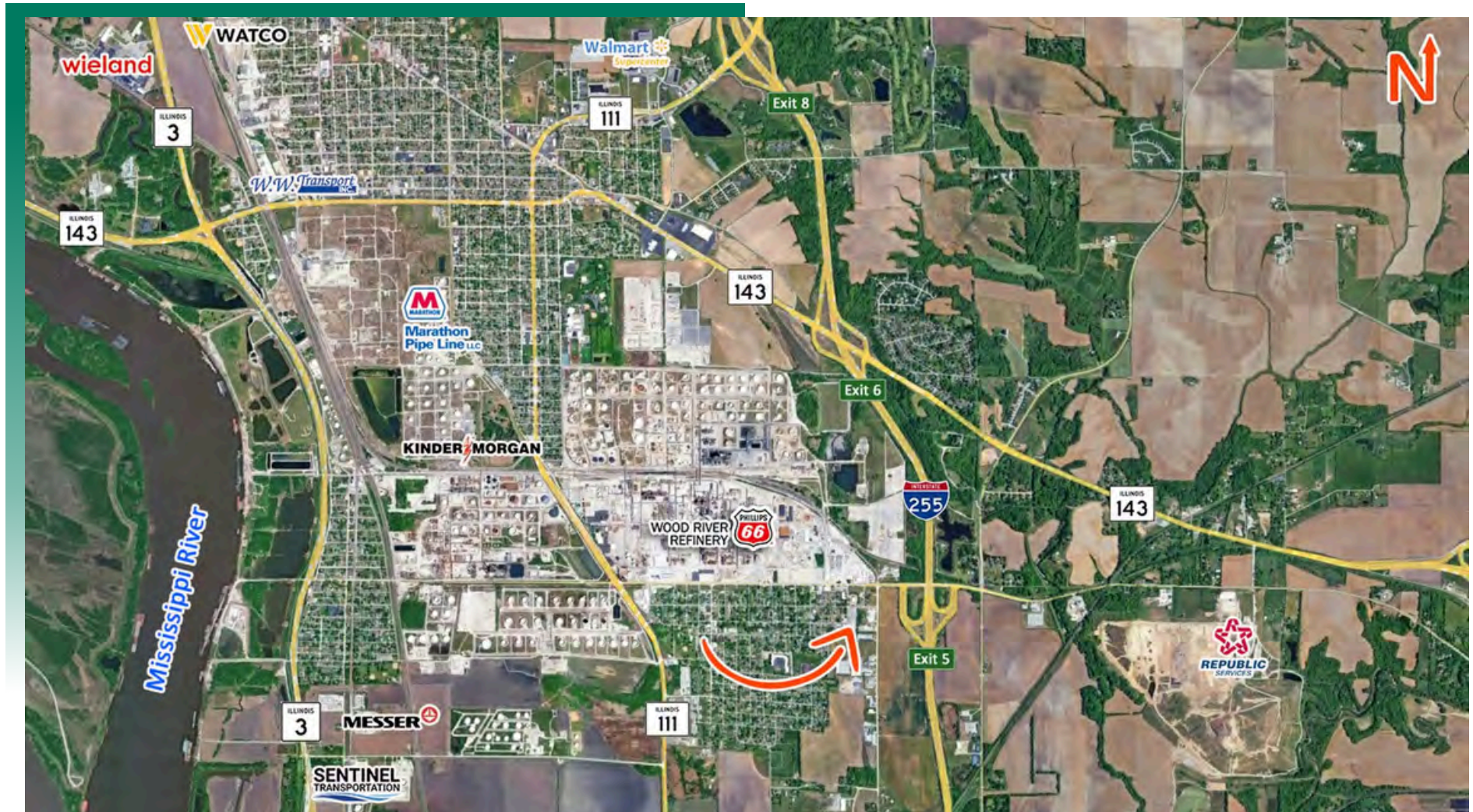
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

## AREA MAP

300 Washington St., South Roxana, IL 62087



### LOCATION OVERVIEW

Located in South Roxana, Illinois, this property sits in a longstanding industrial corridor anchored by the nearby Phillips 66 Wood River Refinery. The area is well connected for freight and logistics operations, with quick access to I-255 and I-270 and additional regional routes including Illinois Highways 111 and 143. Downtown St. Louis is roughly 30 minutes via I-270 and I-255.

# PROPERTY PHOTOS

300 Washington St., South Roxana, IL 62087



## SITE SIZE

3.5-acre industrial property

## BUILDING 1

2,640 SF shop (40' x 66')  
+ 720 SF office (48' x 15')

## BUILDING 2

1,800 SF shop (40' x 45')  
+ 240 SF office (20' x 12')

## SECURE YARD

Fully fenced and gated site

## FLEXIBLE LEASING

Buildings available separately or together

## AVAILABILITY

Ready for immediate occupancy in South Roxana

## INDUSTRIAL PROPERTY SUMMARY

300 WASHINGTON ST., SOUTH ROXANA, IL 62087

**LISTING #** 3319

### FACILITY INFORMATION:

### LOCATION DETAILS:

Parcel #: Multiple  
County: IL - Madison  
Zoning: Improved Commercial

AC: In Office  
Lighting: Fluorescent  
Sprinklers: No

### PROPERTY OVERVIEW:

Building SF: 5,400  
Vacant SF: 5,400  
Office SF: 960  
Warehouse SF: 4,440  
Min Divisible SF: 2,040  
Max Contig SF: 5,400  
Lot Size: 3.50 Acres  
Archeological: No  
Environmental: No  
Survey: No

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

### STRUCTURAL DATA:

Year Built: 1989  
Renovated: 2014  
Clear Ht Min: 16  
Clear Ht Max: 18  
Bay Spacing: Clear Span  
Construction Type: Steel  
Roof: Metal  
Floor Type: Concrete  
Floor Thickness: 6"

### LOADING & DOORS:

# Drive In Doors: 4  
Drive In Door Size: 14'x12'

### TRANSPORTATION:

Interstate Access: I-255

## INDUSTRIAL PROPERTY SUMMARY PG 2

300 WASHINGTON ST., SOUTH ROXANA, IL 62087

### UTILITY INFO:

|                    |                   |
|--------------------|-------------------|
| Water Provider:    | Village of Roxana |
| Water Location:    | On-Site           |
| Sewer Provider:    | Village of Roxana |
| Sewer Location:    | On-Site           |
| Gas Provider:      | Ameren            |
| Gas Location:      | On-Site           |
| Electric Provider: | Ameren            |
| Electric Location: | On-Site           |
| Voltage Low:       | 120               |
| Voltage High:      | 240               |
| Amps:              | 400               |
| Phase:             | 3                 |



### LEASE INFORMATION:

|             |               |
|-------------|---------------|
| Lease Rate: | \$9,275/Month |
| Lease Type: | NNN           |

### FINANCIAL INFORMATION:

|           |            |
|-----------|------------|
| Taxes:    | \$3,841.30 |
| Tax Year: | 2025       |

### PROPERTY DESCRIPTION:

Available for lease in South Roxana, this 3.5-acre fenced and gated industrial site offers two buildings ready for immediate use. The larger building pairs a 40'x66' (2,640 SF) shop with a 48'x15' (720 SF) office; the smaller building, with a 40'x45' (1,800 SF) shop and 20'x12' (240 SF) office, both could be available separately or together.