FOR LEASE

4615 Hedge Rd.,
Roxana, IL 62084

9,010 SF OFFICE/WAREHOUSE

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

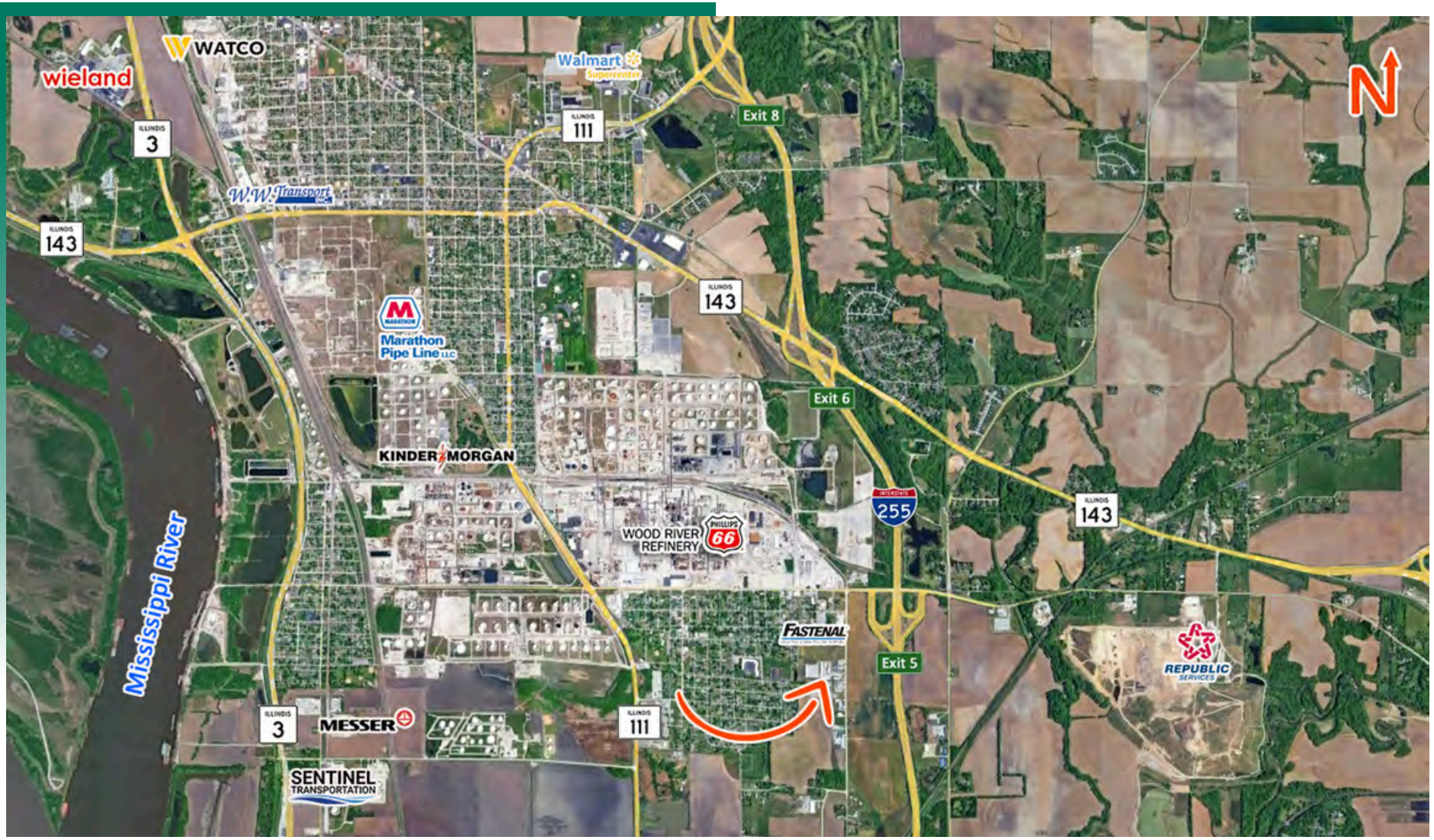
Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com

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

4615 Hedge Rd., Roxana, IL 62084



LOCATION OVERVIEW

Strategically positioned 0.70 miles from I-255 in Roxana, Illinois, the property offers immediate access to the Metro East's major transportation and industrial corridors. The site is in close proximity to the Wood River refinery and benefits from direct connectivity to I-270, I-55/70, downtown St. Louis, St. Louis Lambert International Airport, and regional intermodal facilities.

PROPERTY PHOTOS & INFORMATION

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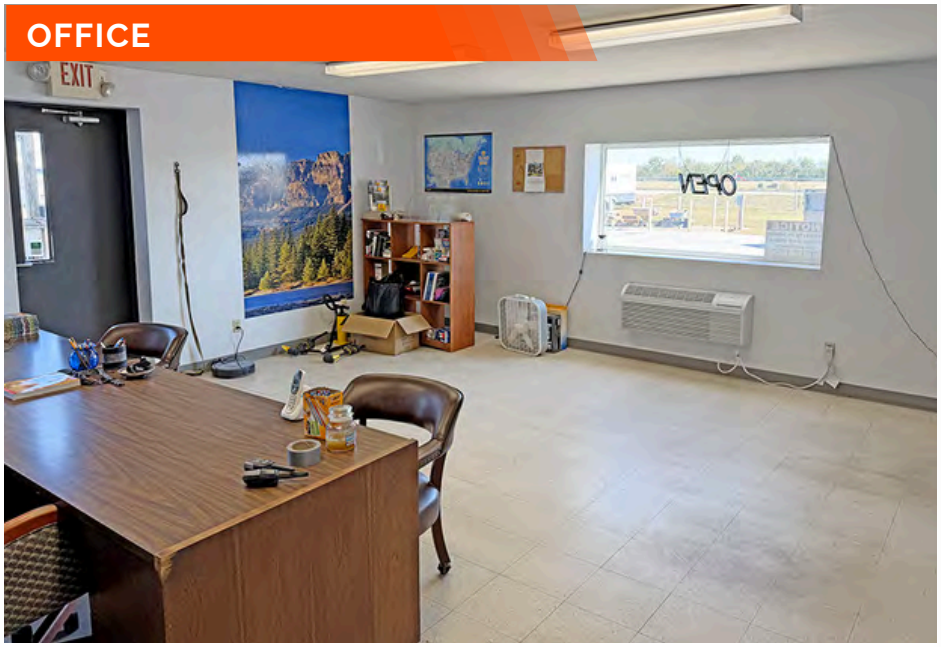
REAR EXTERIOR

OFFICE



Building Features

- 9,010 SF Steel-Frame Warehouse
- 14' - 16' Clear Height
- (2) 12' x 14' Drive-In Doors
- Full Drive-Through Capabilities
- Single-Phase Electric

Security & Site Features

- Fully Secured Property
- 8' Fence with 3-Strand Barbed Wire
- Private Gated Access with Individual Key Codes
- Outdoor Storage/Laydown Yard Negotiable

Potential Uses

- Warehousing & Distribution
- Contractor & Equipment Storage
- Light Industrial Operations

INDUSTRIAL PROPERTY SUMMARY

4615 HEDGE RD., ROXANA, IL 62084

LISTING # 3335

LOCATION DETAILS:

Parcel #:	18-1-14-01-00-000-002.009
County:	IL - Madison
Zoning:	Industrial

PROPERTY OVERVIEW:

Building SF:	59,000
Vacant SF:	9,010
Usable Sqft:	9,010
Office SF:	544
Warehouse SF:	8,466
Min Divisible SF:	9,010
Max Contig SF:	9,010
Lot Size:	10.0 Acres
Frontage:	100
Depth:	330
Parking Spaces:	10
Parking Surface Type:	Fenced Gate Rocked Lot

STRUCTURAL DATA:

Year Built:	2002
Renovated:	2024
Clear Ht Min:	14'
Clear Ht Max:	16'
Bay Spacing:	Clear Span
Construction Type:	Steel
Roof:	Metal
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

FACILITY INFORMATION:

Heat:	Office/Warehouse
AC:	Office
Lighting:	LED
Sprinklers:	None
Insulated:	Yes
Ventilation:	No
Compressed Air:	Yes
Restrooms Men:	Yes
Restrooms Womens:	Yes
Showers:	No
Floor Drains:	Yes

LOADING & DOORS:

# Drive In Doors:	2
Drive In Door Size:	12'x14'

TRANSPORTATION:

Interstate Access:	0.70 Miles to I-255

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INDUSTRIAL PROPERTY SUMMARY PG 2

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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:	220
Amps:	200
Phase:	1

FINANCIAL INFORMATION:

Taxes:	$24,101.00
Tax Year:	2025

LEASE INFORMATION:

Lease Rate:	$7.00/SF
Lease Type:	NNN

PROPERTY DESCRIPTION:

9,010 SF steel-frame warehouse featuring a 14' - 16' clear height and (2) 12' x 14' drive-in doors with full drive-through capabilities. The building is serviced by single-phase electric and offers a functional layout well suited for warehouse, contractor, storage, or light industrial users. The site is fully secured with 8' 3-strand barbed wire & private gate with key codes for individual users.

Specific to tenant needs, the landlord will be willing to entertain needs of outdoor storage/laydown yard.

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