

FOR LEASE

Madison Ave & Hedge Rd
South Roxana, IL 62084



CONCEPTUAL IMAGE

NEW CONSTRUCTION 72,000 SF INDUSTRIAL WAREHOUSE - DIVISIBLE TO 12,000 SF

DELIVERY SCHEDULED FOR Q1 2027

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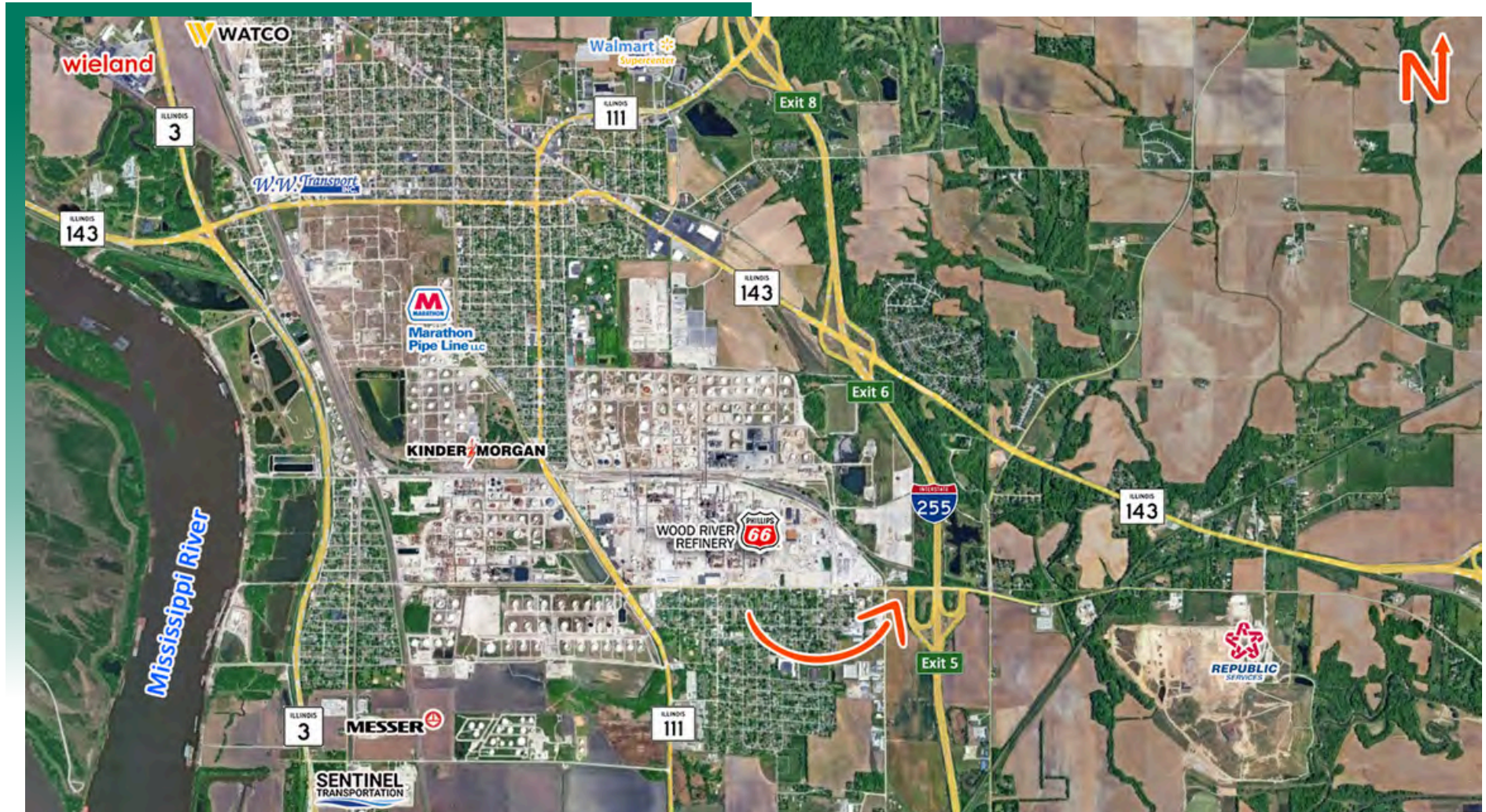
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

Madison Ave & Hedge Rd, South Roxana, IL 62084



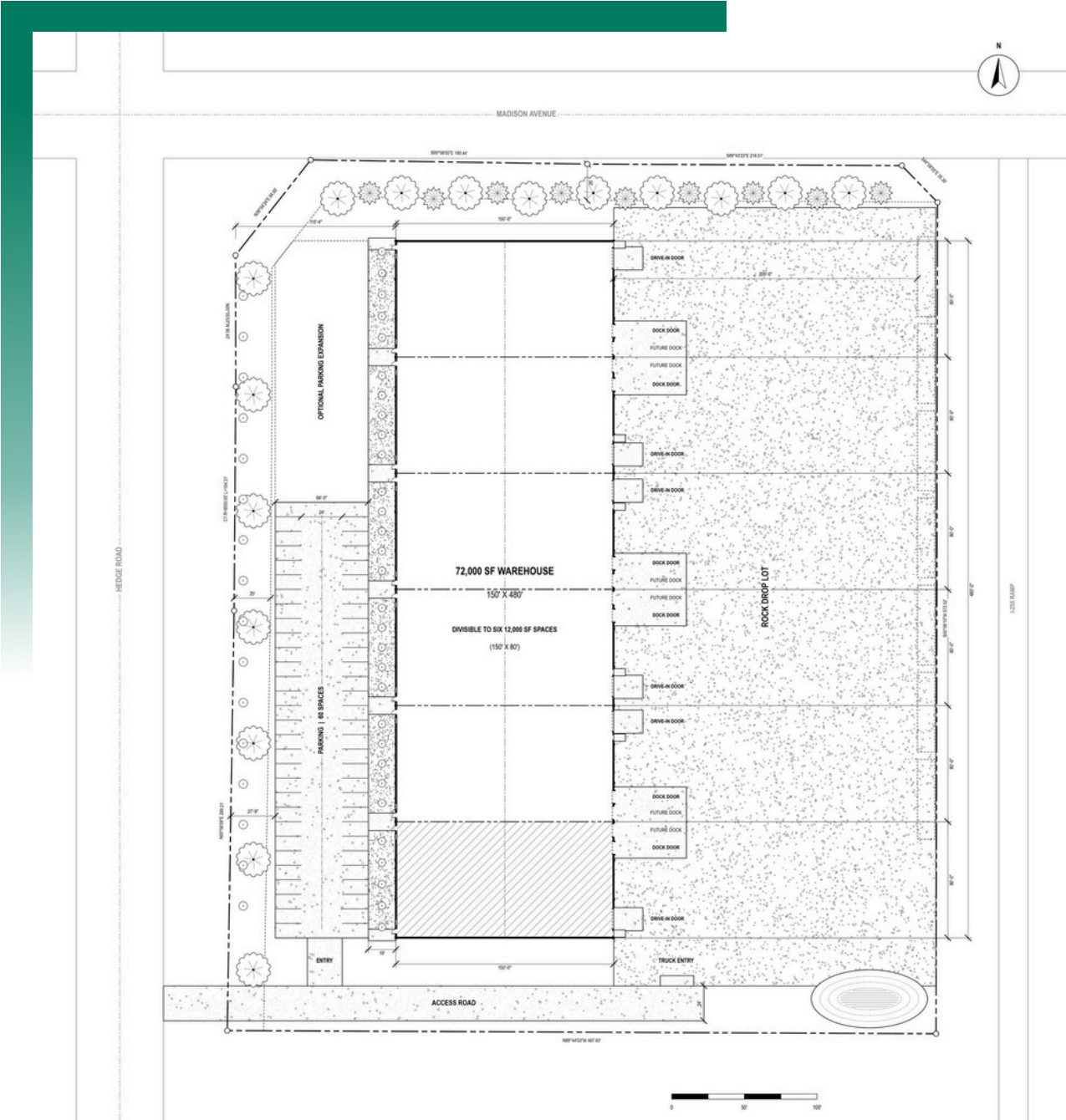
LOCATION OVERVIEW

Strategically positioned at the Madison Avenue interchange with I-255 in South Roxana, Illinois, the property offers immediate access to the Metro East's major transportation and industrial corridors. The site is adjacent to the Wood River refinery and benefits from direct connectivity to I-255 (Exit 5), I-55/70, downtown St. Louis, St. Louis Lambert International Airport, and regional intermodal facilities.

The location provides an efficient base for industrial, logistics, manufacturing, and distribution users seeking access to the greater St. Louis market and surrounding Midwest transportation network. Its proximity to the Wood River industrial corridor and major interstate routes further enhances the property's appeal for companies requiring convenient regional and national connectivity.

SITE PLAN

Madison Ave & Hedge Rd, South Roxana, IL 62084



*Not to scale

PROPERTY RENDERINGS & INFORMATION

Madison Ave & Hedge Rd, South Roxana, IL 62084



**72,000 SF Class A
Industrial Warehouse**

**New Construction |
Delivery Q1 2027**

**Divisible into (6)
12,000 SF Units**

27' Clear Height

**(6) 14' x 14' Drive-In
Doors**

**(6) Dock-High Loading
Positions with (6)
Additional Available**

**3-Phase, 480V
Electrical Service**

**60 Concrete Parking
Spaces with Expansion
Capability**

**Ideal for Warehouse,
Distribution,
Manufacturing &
Contractor Users**

Situated on ±6.61 Acres

**Large Truck Court for
Efficient Maneuvering**

**Build-to-Suit & Tenant
Improvement
Opportunities Available**

INDUSTRIAL PROPERTY SUMMARY

MADISON AVE & HEDGE RD, SOUTH ROXANA, IL 62084

LISTING # 3334

LOCATION DETAILS:

Parcel #: 18-1-14-01-00-000-008 / 18-1-14-01-00-000- 008.001
County: IL - Madison
Zoning: Industrial

PROPERTY OVERVIEW:

Building SF: 72,000
Vacant SF: 72,000
Usable Sqft: 72,000
Warehouse SF: 72,000
Min Divisible SF: 12,000
Max Contig SF: 72,000
Lot Size: 6.61 Acres
Parking Spaces: 60
Parking Surface Type: 6" Concrete
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 2027
Renovated: New Construction
Clear Ht Min: 27
Clear Ht Max: 27
Construction Type: Steel
Roof: Metal
Floor Type: Reinforced Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

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

LOADING & DOORS:

of Dock Doors: 6
Dock Doors: 9'x10' with dock seals
Dock Levelers: Yes
Drive In Doors: 6
Drive In Door Size: 14'x14'

TRANSPORTATION:

Interstate Access: I-255 - Immediate Access

INDUSTRIAL PROPERTY SUMMARY PG 2

MADISON AVE & HEDGE RD, SOUTH ROXANA, IL 62084

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

TAX INCENTIVE ZONES:

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

FINANCIAL INFORMATION:

Tax Year:	2027
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LEASE INFORMATION:

Lease Rate:	\$7.00/SF
Lease Type:	NNN

PROPERTY DESCRIPTION:

Introducing a new 72,000 SF industrial warehouse currently under construction at Hedge Road and Madison Avenue in South Roxana, Illinois, with delivery scheduled for Q1 2027. The industrial facility is designed to accommodate a variety of warehouse, distribution, manufacturing, and contractor users, with the building divisible into (6) 12,000 SF units.

The pre-engineered steel building will feature 27' clear height, six dock-high loading positions with six additional dock positions available, and six 14' x 14' drive-in doors. The property will offer approximately 6.61 acres, a large truck court, 60 concrete parking spaces with expansion capability, and 3-phase 480V power. Zoned Industrial, the facility provides users with a modern, flexible industrial footprint in a highly accessible Metro East location.

The property is available for lease with build-to-suit and tenant improvement opportunities available.