

Office/Warehouse Complex for Sale

2201 Adams St., Granite City, IL 62040



BARBERMURPHY

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Property Summary

23,532 SF Office/Warehouse Complex with 2 Fenced-In Acres
Property Consists of:

12,110 SF Warehouse with 840 SF Shop

2,310 SF Warehouse with Indoor & Outdoor Cranes

5,200 SF Steel Frame Open Air Shed

3,912 SF 2 Story Office Building

SALE PRICE: \$305,000

PROPERTY LAYOUT



IMAGES



3,912 SF - 2 Story Office Building



5,200 SF Open Air Shed
(1) 8'x8 OHD; 4 Covered Docks



12,110 SF Warehouse
(2) 12'x14' Drive-Thru Doors
(2) 10'x10' Drive-Thru Doors
(1) 8'x8' OHD



2,310 SF Warehouse
(1) 12'x12' OHD
5 Ton Indoor Crane
3 Ton Outdoor Crane

Listing No: 2269

Industrial

2201 Adams Street
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SALE INFORMATION:

For Sale: Yes
 Sale Price: \$305,000
 Sale Price/SF: \$12.96
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: No
 Lease Rate:
 Lease Type:
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:

Total SF Available: **23,532 SF**

Min Divisible SF: **2,310 SF**

SQUARE FOOT INFO:

Building Total: 23,532 SF
 Total Available: 23,532 SF
 Direct Lease: 0 SF
 Sublease: 0 SF
 Office: 3,912 SF
 Warehouse: 14,420 SF
 Min Divisible: 2,310 SF
 Max Contiguous: 10,380 SF

LAND MEASUREMENTS:

Acres: 2.30
 Frontage: 250 FT
 Depth: 400 FT

PROPERTY INFORMATION:

Parcel No:	22-2-20-18-13-301-002	TIF:	No	Property Tax:	\$6,976.00
County:	Madison	Enterprise Zone:	No	Tax Year:	2019
Zoning:	Heavy Commercial	Foreign Trade Zone:	No		
Zoning By:	Granite City	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:	Mechanical	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1954	Clearance Min:	8'	Style:	Brick/Metal
Rehab Year:	2020	Clearance Max:	20'	Roof:	Varies
		Bay Spacing:	N/A	Exterior:	Brick/Metal
				Floors:	2
				Floor Type:	Concrete/ Rock
				Floor Thickness:	Varies
				Floor Drains:	Yes



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UTILITY INFORMATION

Water Provider:	Illinois American	Service:		Location:	At Building
Sewer Provider:	City of Granite	Service:		Location:	At Building
Gas Provider:	Ameren IL	Service:		Location:	At Building
Electric Provider:	Ameren IL	Service:		Location:	At Building
AMPS:	400 KVA	Phase:	3		
Low Volts:	120	High Volts:	240		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	4	Size:	Covered	Parking:	20
Dock Levelers:		Capacity:		Surface Type:	Gravel
Drive-In Doors:	7	Size:	(2) 12'x14' (1) 12'x12' (2) 10'x10' (2) 8'x8'	Yard:	2 Acres
Box Van Doors:	No			Extra Land:	
Overhead Cranes:	Yes	Size:	3 Ton & 5 Ton	Additional Facility Information:	
Elevators:	N/A				
Heating:	Yes	Men's Restroom:	Yes		
Cooling:	Office	Women's Restroom:	Yes		
Insulated:	Partial	Shower:	No		
Sprinklers:	No	Ventilation:	Yes		
Lighting:		Compressed Air:	Yes		
Skylights:	Yes				

TRANSPORTATION

Interstate:	I-64
Rail:	No
Barge:	No
Airport:	

Listing Broker(s)

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Comments

Office & Warehouse with Machine shop on 2.4 Fenced acres.
New docks installed, New electronic gate, recently graded and rocked yard and updated electric systems. .