Office/Warehouse Complex for Sale

2201 Adams St., Granite City, IL 62040



 COMMERCIAL REAL ESTATE SOLUTIONS
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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.

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' OHD5 Ton Indoor Crane3 Ton Outdoor Crane



BARBERMURPHY

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Listing No: 2269		Total SF Availa	able:	23,532 SF		
Industrial		Min Divisible S	SF:	2,310 SF		Attal 1 th
0004 4 1		SQUARE FOO	T INFO:			1 4 m
2201 Adams Street Granite City, IL 62040		Building Total:		23,532 SF		83111
-		Total Available:		23,532 SF	1 the all	
SALE INFORMATION	V:	Direct Lease:		0 SF	ars	
For Sale:	Yes	Sublease:		0 SF		
Sale Price:	\$305,000	Office:		3,912 SF		
Sale Price/SF:	\$12.96	Warehouse:		14,420 SF		AND HOLE
CAP Rate:		Min Divisible:		2,310 SF		
GRM:		Max Contiguous:		10,380 SF		A
NOI:		LAND MEASU				Sept 1
LEASE INFORMATIO	۱۸۲		REIMEINIS:	2.20		
For Lease:	No	Acres:		2.30 250 FT		
Lease Rate:	INU	Frontage:		250 FT 400 FT		
		Depth:		400 F I		
Lease Type: Net Charges:		PROPERTY IN		ŀ		
CAM Charges:		Parcel No:	22-2-20-18-1		TIF:	
Lease Term:		County:	Madison	0-001-002		se Zone:
		Zoning:	Heavy Comm	percial	•	Trade Zone:
Leasing Comments:		Zoning By:	Granite City		Survey:	
Leasing Comments.		Industrial Park:			Environ	
		Prior Use:	Mechanical		Archaec	
		STRUCTURAL	DATA:			
		Year Built:	1954	Clearanc	e Min:	8'
		Rehab Year:	2020	Clearanc	e Max:	20'
				Bay Space	;ing:	N/A
						l



Floor Drains:

Yes

PROPERTY IN	IFORMATION:				
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 L	DATA:					
'ear 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	

2201 Adams Street Granite City, IL 62040

Nater Provider:	Illinios American	Service:		Location:	At Building	
Sewer Provider:	City of Granite	Service:			At Building	
Gas Provider:	Ameren IL	Service:			At Building	
Electric Provider:	Ameren IL	Service:			At Building	
AMPS:	400 KVA	Phase: 3			5	
Low Volts:	120	High Volts: 240				
Telecom Provider:		Service:		Location:		
FACILITY INFOR	MATION					
Truck Dock:	4 Size:	Covered		Parking:	20	
Dock Levelers:	Capacity:			Surface Type:	Gravel	
Drive-In Doors:		(2) 12'x14' (1) 12'x12' (2) 10'x10' (2) 8'x8'		Yard:	2 Acres	
Box Van Doors	No			Extra Land:		
Overhead Cremen						
Overhead Cranes:	Yes Size:	3 Ton & 5 Ton		Additional Fac	ility Informati	on:
Elevators:	Yes Size: N/A	3 Ion & 5 Ion		Additional Fac	ility Informati	on:
Elevators:		3 Ion & 5 Ion Men's Restroom:	Yes	Additional Fac	-	on:
Elevators: Heating:	N/A		Yes Yes		-	on:
Elevators: Heating: Cooling:	N/A Yes	Men's Restroom:		TRANSPOR	TATION	on:
Elevators: Heating: Cooling: Insulated:	N/A Yes Office Partial	Men's Restroom: Women's Restroom: Shower:	Yes No	TRANSPOR Interstate:	TATION I-64	on:
Elevators: Heating: Cooling: Insulated: Sprinklers:	N/A Yes Office	Men's Restroom: Women's Restroom: Shower: Ventilation:	Yes No Yes	TRANSPOR Interstate: Rail:	TATION I-64 No	on:
Elevators: Heating: Cooling: Insulated: Sprinklers: Lighting:	N/A Yes Office Partial No	Men's Restroom: Women's Restroom: Shower:	Yes No	TRANSPOR Interstate: Rail: Barge: Airport:	TATION I-64 No No	on:
Elevators: Heating: Cooling: Insulated:	N/A Yes Office Partial	Men's Restroom: Women's Restroom: Shower: Ventilation:	Yes No Yes	TRANSPOR Interstate: Rail: Barge: Airport: Listing Broker	TATION I-64 No No	
Elevators: Heating: Cooling: Insulated: Sprinklers: Lighting:	N/A Yes Office Partial No	Men's Restroom: Women's Restroom: Shower: Ventilation:	Yes No Yes	TRANSPOR Interstate: Rail: Barge: Airport:	TATION I-64 No No	on: Steve Zuber SIOR, CCIM Office: (618) 277-4400

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

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