

FOR LEASE

104 St. Clair Ave.
East St. Louis, IL 62201



8.33 Acre Rail Served Site with 13,200 SF Warehouse Space
Additional 6 Acres also available for Lease

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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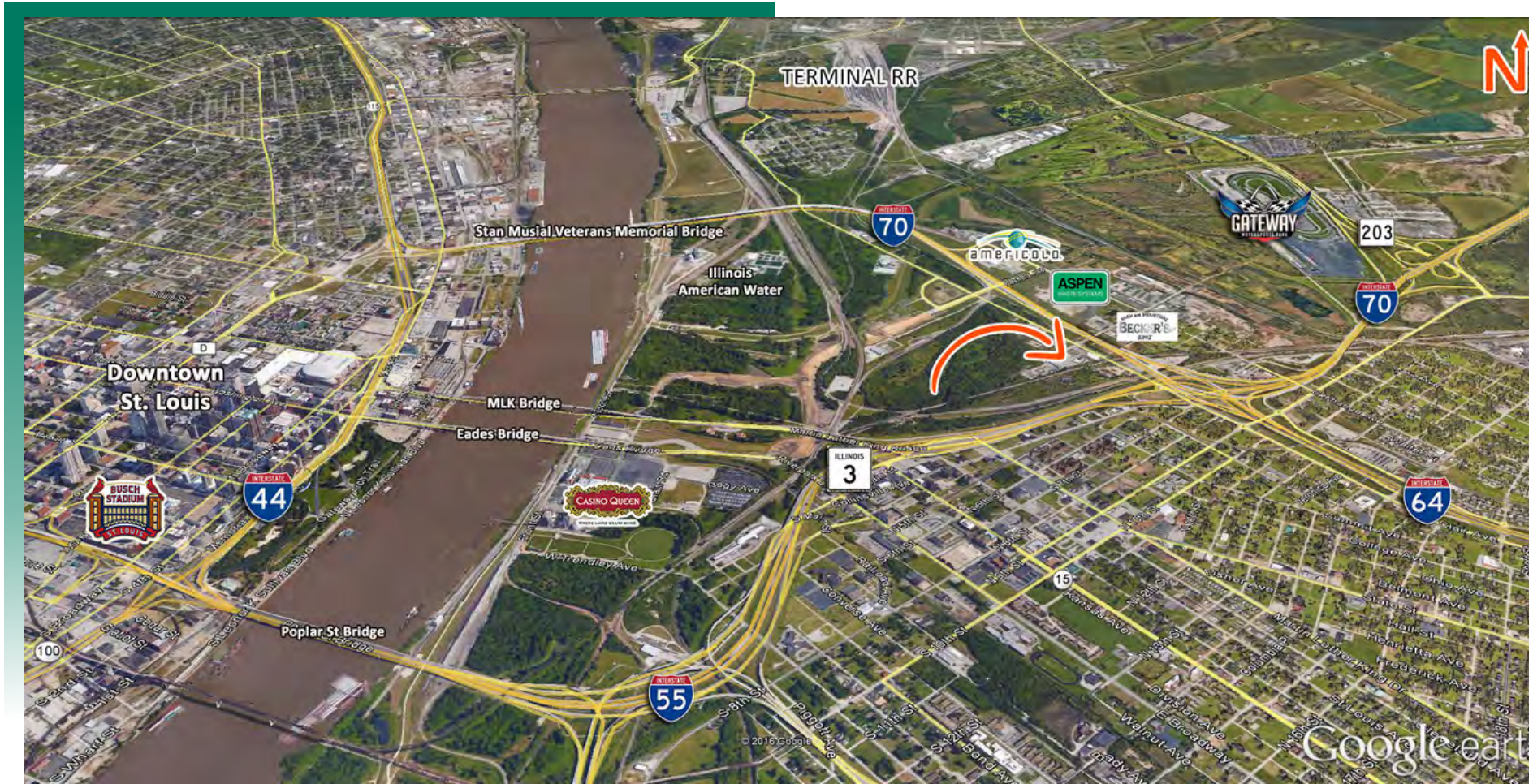
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AREA MAP

104 St. Clair Ave., East St. Louis, IL 62201



LOCATION OVERVIEW

Located on St. Clair Ave. (IL Route 3). Immediate access to I-55/I-64 (and the Poplar St Bridge) and I-70 (and the Stan Musial Veterans Memorial Bridge).

PROPERTY PHOTOS

104 St. Clair Ave., East St. Louis, IL 62201

WAREHOUSE



WAREHOUSE



WAREHOUSE



RAIL SPUR



PROPERTY SUMMARY

13,200 SF Warehouse (will sub-divide) Rail Spur holds 2 Cars, Expandable (KCS Line). Improved lot, completely fenced.

INDUSTRIAL PROPERTY SUMMARY

#503

104 St. Clair Ave., East St. Louis, IL 62201

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$13,500/Month
Lease Type: Gross + Utilities
Net Charges:
CAM Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 13,200 SF
Total Available: 13,200 SF
Direct Lease: 13,200 SF
Office: 0 SF
Warehouse: 13,200 SF
Min Divisible: 13,200 SF
Max Divisible: 13,200 SF

LAND MEASUREMENTS:

Acres: 8.33 AC
Frontage: 538 FT
Depth: 708 FT

PROPERTY INFORMATION:

Parcel No: 01-12.0-411-007 & 040
County: St. Clair
Zoning: M-2 Heavy Ind.
Prior Use: Lumber Yard
TIF: Yes
Enterprise Zone: Yes
Property Tax: \$
Tax Year:

FACILITY INFORMATION:

Heating: No
Cooling: No
Insulated: No
Sprinklers/Type: No
Skylights: No
Ventilation: No
Compressed Air: No
Lighting: No
Men's Restroom: No
Women's Restroom: No
Shower: No

STRUCTURAL DATA:

Year Built: 2012
Clearance Min: 14'
Clearance Max: 18'
Bay Spacing: Clear Span
Style: Wood Frame/Metal Skin
Roof Type & Age: Metal
Exterior: Metal Clad
Floors: 1
Floor Type: Asphalt
Floor Thickness:
Floor Drains: No

ACCESS POINTS:

Truck Dock: None
Dock Levelers: N/A
Drive-In Doors: Yes

PARKING:

Spaces:
Surface Type: Rock/Paved
Yard:
Extra Land:

UTILITY INFORMATION:

Water Provider: IL American
Size & Location: On Site
Sewer Provider: Metro East
Size & Location: On Site
Gas Provider: Ameren
Size & Location: On Site
Electric Provider: Ameren
Size & Location: On Site
AMPS:
Phase: 3 Phase
High Volts:
Low Volts:

TRANSPORTATION:

Interstate: I-55/70 & I-64
Rail: K.C. Southern
Barge:
Airport: Lambert St. Louis

INDUSTRIAL PROPERTY SUMMARY

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COMMENTS:

Former Lumber Yard. Includes 8.33 Acres with 13,200 SF Warehouse and KCS Rail Spur. Lot is improved surface, completely fenced. Additional 6 acres adjacent to site is available for \$1,500 per Acre, per Month/NNN. Will subdivide on a quoted basis.

Lease Rate as-is, Tenant improvements are negotiable.



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