

# 2,400 SF Office/Warehouse Space

604 South Mulberry St., Millstadt, IL 62260



**Lease Rate:**  
**\$10.00 per SF, Modified Gross**

- 2,400 SF of Office/Warehouse/Storage space for Lease
- Very clean Space with Central Air in Offices, Heated Warehouse/Storage Area, 2 Offices, 2 ADA Restrooms, 1,700 SF of Open Space and (1) 16' x 14' OHD
- Approximately 10 Parking Spots on a Gravel Lot

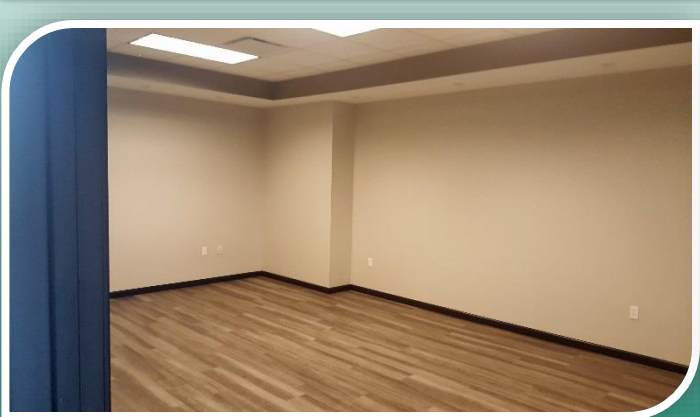
**BARBERMURPHY**

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**BARBERMURPHY**



Listing No: 2038

Industrial  
Office/Warehouse

604 South Mulberry Street  
Millstadt, IL 62260

### SALE INFORMATION:

For Sale: No  
Sale Price:  
Sale Price/SF:  
CAP Rate:  
GRM:  
NOI:

### LEASE INFORMATION:

For Lease: Yes  
Lease Rate: \$10.00  
Lease Type: Modified Gross  
Net Charges:  
CAM Charges:  
Lease Term:

### Leasing Comments:

2,400 SF for Lease. Tenant will pay utilities.

Total SF Available: 2,400 SF

Min Divisible SF: 2,400 SF

### SQUARE FOOT INFO:

Building Total: 9,600 SF  
Total Available: 2,400 SF  
Direct Lease: 2,400 SF  
Sublease: 0 SF  
Office: 640 SF  
Warehouse: 1,760 SF  
Min Divisible: 2,400 SF  
Max Contiguous: 2,400 SF

### LAND MEASUREMENTS:

Acres: 1.43  
Frontage: 246 FT  
Depth:

### PROPERTY INFORMATION:

Parcel No:	12-10.0-323-064	TIF:	No	Property Tax:	\$8,533.00
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2017
Zoning:	Commercial Bus	Foreign Trade Zone:	No		
Zoning By:	Millstadt	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:		Archaeological:	No		

### STRUCTURAL DATA:

Year Built:	2002	Clearance Min:	14'	Style:	Wood Frame
Rehab Year:	2005	Clearance Max:	18'	Roof:	Metal
		Bay Spacing:		Exterior:	Metal
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	
				Floor Drains:	No



604 South Mulberry Street  
Millstadt, IL 62260**UTILITY INFORMATION**

<b>Water Provider:</b>	Millstadt	<b>Service:</b>		<b>Location:</b>	
<b>Sewer Provider:</b>	Millstadt	<b>Service:</b>		<b>Location:</b>	
<b>Gas Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	
<b>Electric Provider:</b>	Ameren IL	<b>Service:</b>		<b>Location:</b>	
<b>AMPS:</b>	200 KVA	<b>Phase:</b>	Single		
<b>Low Volts:</b>		<b>High Volts:</b>			
<b>Telecom Provider:</b>	Frontier	<b>Service:</b>		<b>Location:</b>	

**FACILITY INFORMATION**

<b>Truck Dock:</b>	0	<b>Size:</b>	N/A	<b>Parking:</b>	10
<b>Dock Levelers:</b>	N/A	<b>Capacity:</b>		<b>Surface Type:</b>	Gravel
<b>Drive-In Doors:</b>	1	<b>Size:</b>	16'x14'	<b>Yard:</b>	
<b>Box Van Doors:</b>	No			<b>Extra Land:</b>	
<b>Overhead Cranes:</b>	No	<b>Size:</b>	N/A	<b>Additional Facility Information:</b>	
<b>Elevators:</b>					
<b>Heating:</b>	Forced Air	<b>Men's Restroom:</b>	Yes		
<b>Cooling:</b>	Central/Office Area	<b>Women's Restroom:</b>	Yes		
<b>Insulated:</b>	Yes	<b>Shower:</b>	No		
<b>Sprinklers:</b>	No	<b>Ventilation:</b>	No		
<b>Lighting:</b>	Fluorescent	<b>Compressed Air:</b>	No		
<b>Skylights:</b>	No				

**TRANSPORTATION**

**Interstate:**  
**Rail:**  
**Barge:**  
**Airport:**

**Listing Broker(s)**

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**Comments**

2400 SF of Office warehouse/storage space in Millstadt. Very clean space, central air in offices, heated warehouse/storage area. Space has 2 nice offices, approx 16' X 20', 2 ADA restrooms, and 1700 SF of open space. 16' wide by 14' high OHD, most of the ceiling height in the open area is 18'. Approximately 10 parking spots on a gravel lot.