

# FOR LEASE

1901-1911 East  
Edwardsville Rd.,  
Wood River, IL 62085



**42,630 SF INDUSTRIAL/OFFICE BUILDING**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

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

1901-1911 East Edwardsville Road, Wood River, IL 62085



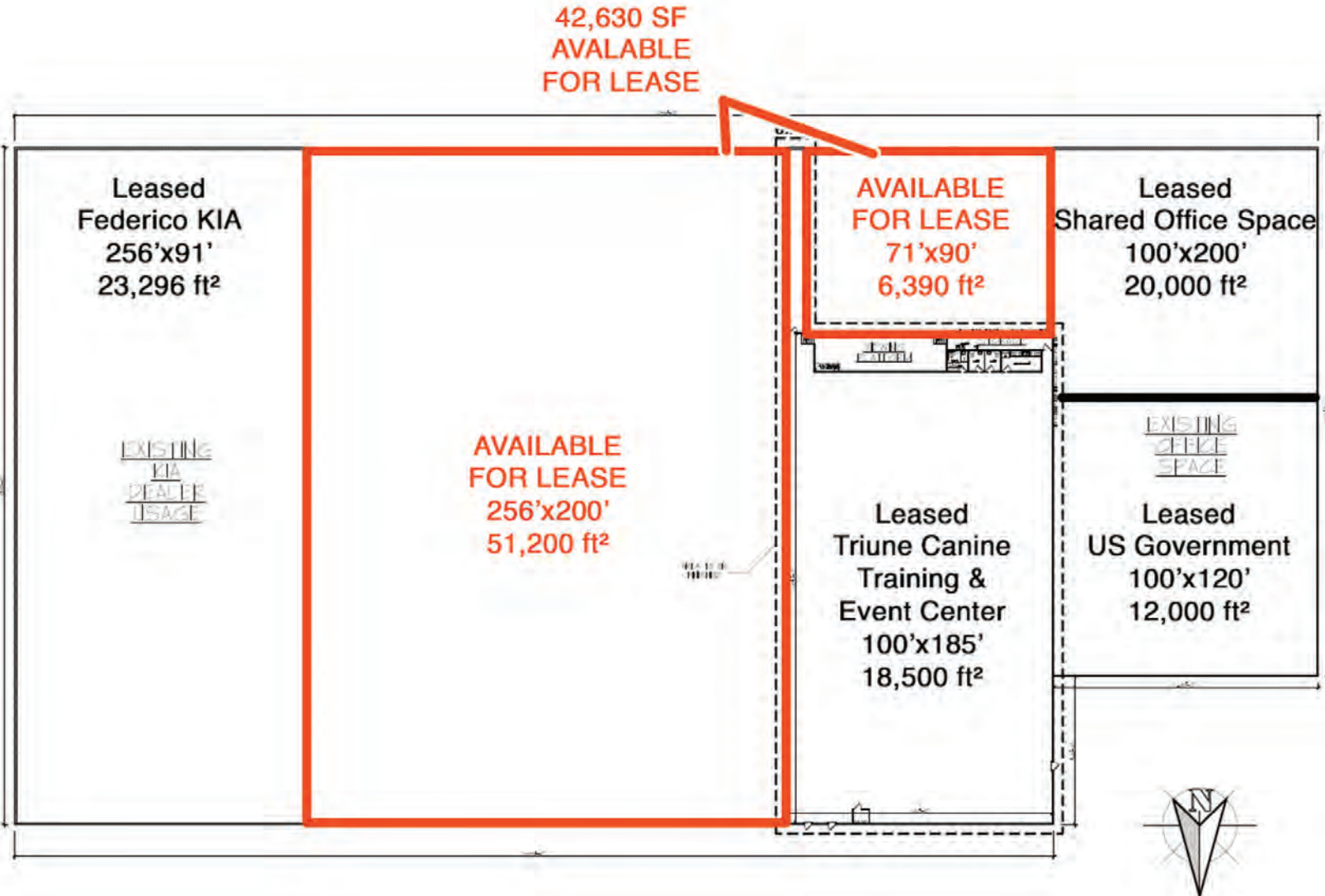
## LOCATION OVERVIEW

Located on IL Route 143 (East Edwardsville Rd.) at less than 1 mile from I-255.

 <p>350 PARKING SPACES</p>	 <p>WET SPRINKLERS</p>
 <p>REHAB YEAR 2006</p>	 <p>WAREHOUSE 42,630 SF</p>

# FLOOR PLAN

1901-1911 East Edwardsville Road, Wood River, IL 62085



\*Not to Scale



# PROPERTY PHOTOS

1901-1911 East Edwardsville Road, Wood River, IL 62085



# INDUSTRIAL PROPERTY SUMMARY

1901 EAST EDWARDSVILLE ROAD

**LISTING #** 1905

## LOCATION DETAILS:

Parcel #: 19-1-08-26-02-201-024.001  
County: IL - Madison  
Zoning: B-3: Highway Business - City o  
Complex: -  
Business Park / Development: -

## PROPERTY OVERVIEW:

Building SF: 122,330  
Vacant SF: 42,630  
Usable Sqft: -  
Office SF: -  
Warehouse SF: 42,630  
Min Divisible SF: 6,430  
Max Contig SF: 36,200  
Lot Size: 11.0 Acres  
Frontage: 715 X IRR  
Depth: 200  
Parking Spaces: 350  
Parking Surface Type: Asphalt  
Archeological: No  
Environmental: No  
Survey: No

## STRUCTURAL DATA:

Year Built: 1977  
Renovated: 2006  
Clear Ht Min: -  
Clear Ht Max: -  
Bay Spacing: 200'x100'  
Construction Type: Metal & Masonry, Masonry / Metal  
Roof: Membrane  
Floor Type: Concrete  
Floor Thickness CRM 2: 5

## FACILITY INFORMATION:

Heat: -  
AC: -  
Lighting: Fluorescent  
Sprinklers: Wet  
Insulated: No  
Ventilation: Yes  
Compressed Air: No  
Restrooms Men: Yes  
Restrooms Womens: Yes  
Showers: No  
Floor Drains: Yes

## LOADING & DOORS:

Dock Doors: 1  
# of Dock Doors: -  
Dock Levelers: 0  
Dock Leveler Capacity: No  
# Drive In Doors: -  
Drive In Door Size: -

## TRANSPORATION:

Interstate Access: Yes I-255  
Airport Access: -  
Rail Access: -  
Rail Line: -  
Rail Status: -



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# INDUSTRIAL PROPERTY SUMMARY PG 2

1901 EAST EDWARDSVILLE ROAD

## UTILITY INFO:

Water Provider:	City of Wood River
Water Location:	On Site
Sewer Provider:	City of Wood River
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	480
Amps:	1800
Phase:	3

## TAX INCENTIVE ZONES:

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

## FINANCIAL INFORMATION:

Taxes:	\$73,074.00
Tax Year:	2024



## SALE/LEASE INFORMATION:

Lease Rate:	\$3.00 - \$5.00
Lease Type:	NNN

## PROPERTY DESCRIPTION:

122,330 SF Sprinkled Flex Building with 42,630 SF of Industrial warehouse space available. 36,200 SF of contiguous unfinished warehouse space with additional 6,430 SF open space that could be used as Warehouse or additional Office Space.