

Warehouse for Sale

512 South Breese Street, Millstadt, IL 62260



- 21,000 SF Warehouse space in (3) 7,000 SF Sections
- (2) Outside Docks
- (10) Drive-In Doors
- Heavy Power

Sale Price: \$499,000

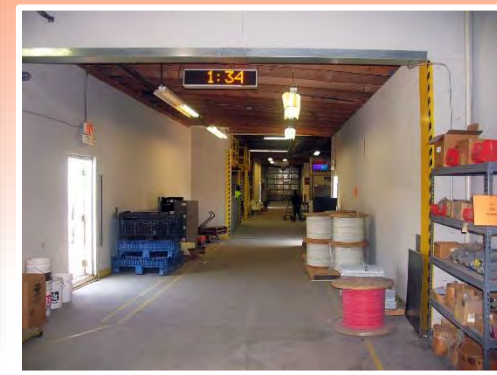


BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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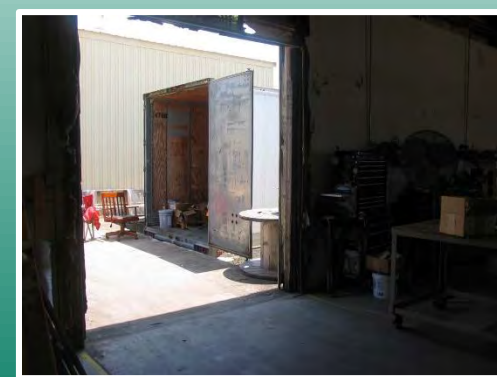
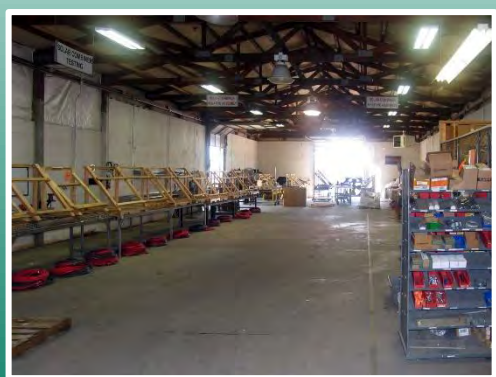
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BARBER MURPHY



Listing No: 2133

Industrial
Light Manufacturing

512 Breese Street
512 S Breese Street
Millstadt, IL 62260

SALE INFORMATION:

For Sale: Yes
Sale Price: \$499,000
Sale Price/SF: \$23.76
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

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

Leasing Comments:

Total SF Available: 21,000 SF

Min Divisible SF: 7,000 SF

SQUARE FOOT INFO:

Building Total: 21,000 SF
Total Available: 21,000 SF
Direct Lease: 21,000 SF
Sublease:
Office: 1,000 SF
Warehouse: 20,000 SF
Min Divisible: 7,000 SF
Max Contiguous: 21,000 SF

LAND MEASUREMENTS:

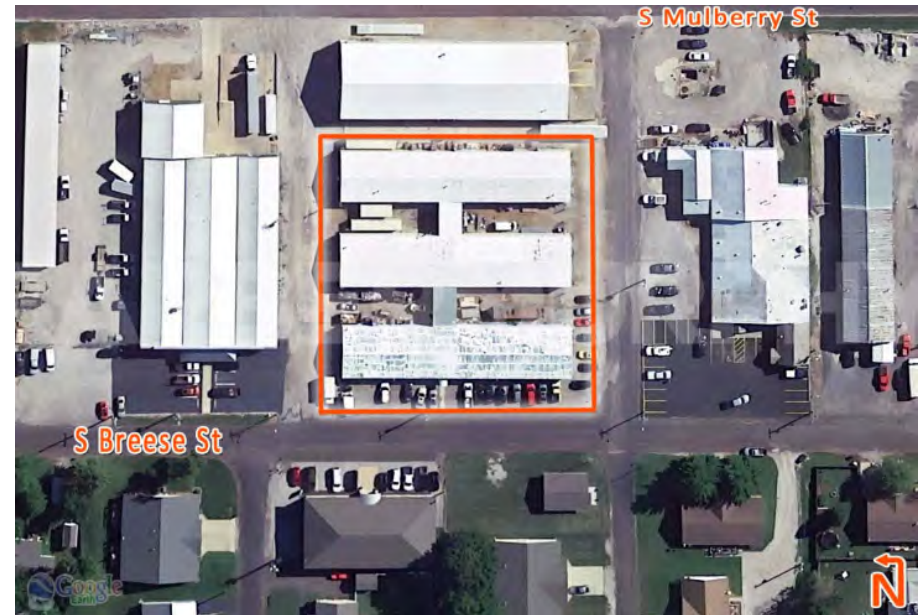
Acres: 1.10
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No:	12-10.0-323-69	TIF:	Yes	Property Tax:	\$3,132.74
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2018
Zoning:	I-Industrial Dist.	Foreign Trade Zone:	No		
Zoning By:	City of Millstadt	Survey:	No		
Industrial Park:	Warehouse	Environmental:	No		
Prior Use:	Light Manufacturing	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	Clearance Min:	8'	Style:	Wood Frame
Rehab Year:	Clearance Max:	14'	Roof:	Metal
	Bay Spacing:	40'	Exterior:	Metal
			Floors:	1
			Floor Type:	Concrete
			Floor Thickness:	6" reinforced
			Floor Drains:	No



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UTILITY INFORMATION

Water Provider:		Service:		Location:	
Sewer Provider:		Service:		Location:	
Gas Provider:		Service:		Location:	
Electric Provider:	Ameren	Service:	On Site	Location:	Adjacent to building
AMPS:	800 KVA	Phase:	3		
Low Volts:	220	High Volts:	480		
Telecom Provider:	ATT / Charter	Service:		Location:	On Site

FACILITY INFORMATION

Truck Dock:	2	Size:	Outside loading Dock	Parking:	18
Dock Levelers:	No	Capacity:	N/A	Surface Type:	Rock
Drive-In Doors:	10	Size:	(5) 12'x12' (5) 8'x12'	Yard:	None
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A N/A	Additional Facility Information:	
Elevators:	No				
Heating:	Warehouse	Men's Restroom:	Yes		
Cooling:	Office/Break	Women's Restroom:	Yes		
Insulated:	Partial	Shower:	No		
Sprinklers:	No	Ventilation:	No		
Lighting:	Florescent	Compressed Air:	No		
Skylights:	Yes				

TRANSPORTATION

Interstate:	IL - 158 / IL - 163
Rail:	None
Barge:	
Airport:	

Listing Broker(s)

James Leopold CCIM Office: (618) 277-4400 jamesl@barbermurphy.com Cell: (618) 581-1702	Steve Zuber SIOR, CCIM Office: (618) 277-4400 steve@barbermurphy.com Cell: (314) 409-7283
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Comments

Building has 2 outside docks.